



112 Lutterworth Road, Nuneaton, Warwickshire, CV11 6PH

HOWKINS &
HARRISON

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Nuneaton,
Warwickshire, CV11 6PH

Offers in excess of: £500,000

Offered to the market with no upward chain, a rare opportunity to acquire a detached 984sqft bungalow and separate detached 1161sqft two storey workshop/former library, sited on a large 0.38 acre garden plot. Both require considerable modernisation and improvement presenting an ideal project, suitable for a variety of uses including potential for air bnb or multi generational living.

Located in a premier residential location. view without delay.



Location

Nuneaton town lies just 3 miles from the Leicestershire border and the river Anker runs through it. There is ease of access to most midlands cities via the A5 and A444 trunk roads with direct links to the M42, N69 and M1 motorways.

Towns close to Nuneaton include Bedworth, Atherstone and Hinckley, with Tamworth and Lutterworth a little further afield.

Travelling Distances

Hinckley - 4.8 miles

Coventry - 10.5 miles

Atherstone - 7.7 miles

Birmingham International Airport - 19.3 miles



Accommodation Details – The Bungalow

Side entrance porch/hallway with cloakroom WC off and door to the kitchen diner. An inner hallway gives access to a generous size dual aspect sitting room with bow windows to sides and double doors opening into a glazed garden room. Elsewhere are three bedrooms all with bow windows and a bathroom.

Detached Workshop

located on this generous plot is a detached 1161sqft two storey workshop with original features. Resembling a chapel but we are advised it was previously Nuneaton library which was pulled down in 1934 and re-sited here. A delightful project with stunning features including ceiling joints, trusses and an attic (former magazine room) with original glass doors, split into three sections providing potential for a variety of uses including a potential business opportunity or multi generation living (subject to permission being obtained).

Outside

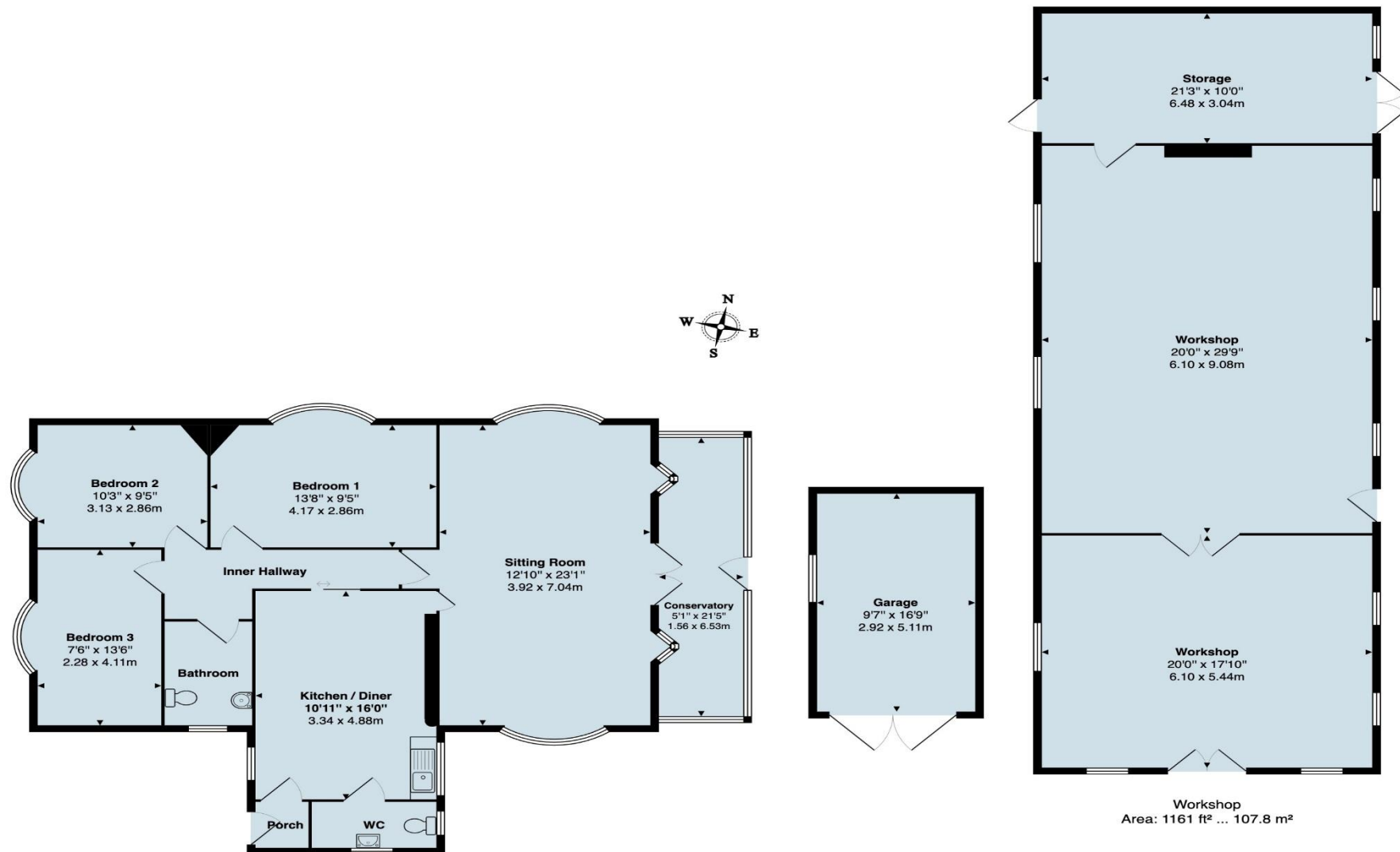
Approached via a gated entrance with a large lawned garden, driveway providing ample parking leading to a detached garage. Side and rear gardens mainly laid to lawn, in total 0.5 acres.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Total Area: 984 ft² ... 91.4 m² (excluding conservatory, garage, workshop, storage)
All measurements are approximate and for display purposes only



Additional Information

This is a deceased estate and the executors are currently obtaining Probate.



Features

- Three bedrooms detached bungalow
- Former detached ex-library building in the grounds
- Requires modernisation throughout
- Generous 0.38 acre garden plot
- Premier location
- No upward chain





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

TBC

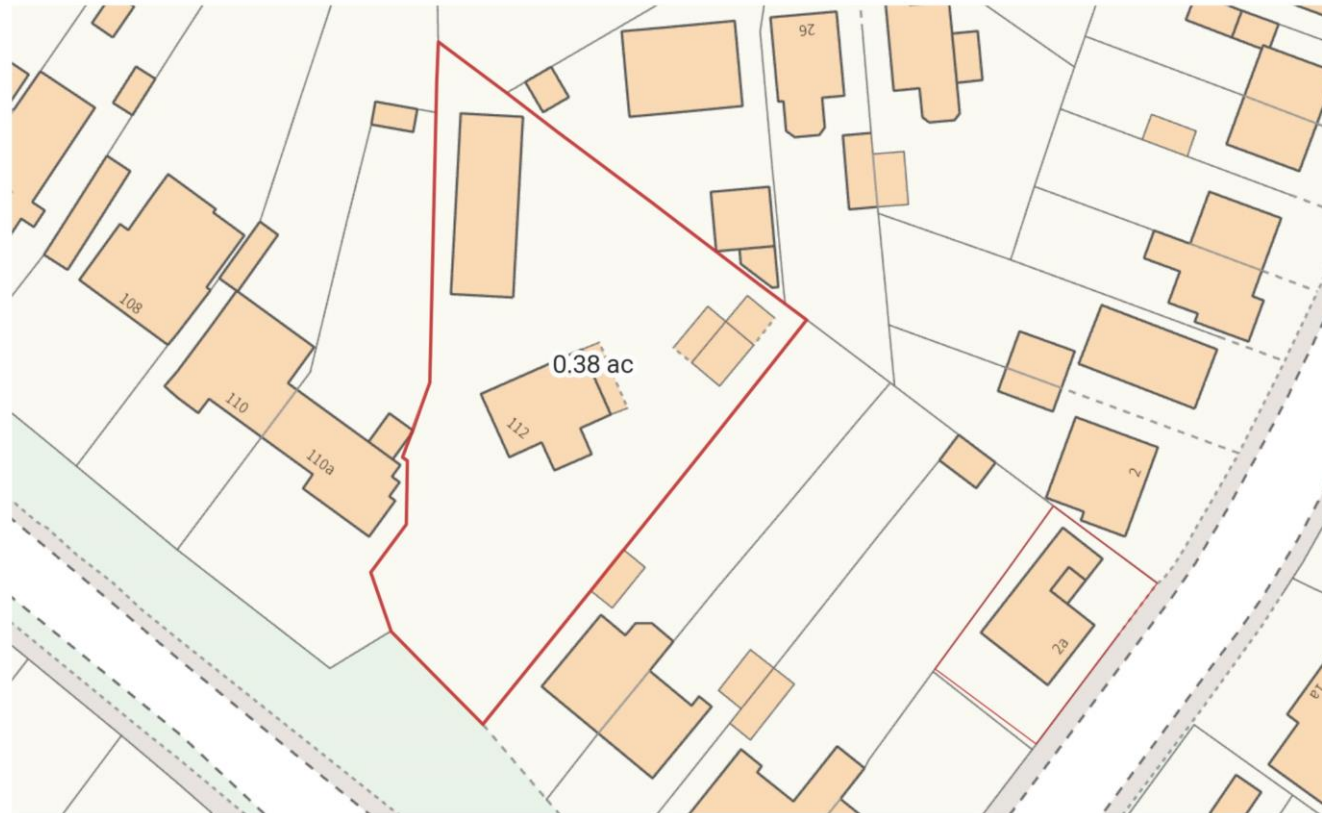
Local Authority

Nuneaton & Bedworth Council - Tel:024-76376376

Council Tax

Band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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