



Woodland Avenue

Claybrooke Magna, Lutterworth, LE17 5AR

Guide Price £200,000



To be sold via NATIONAL TIMED ONLINE AUCTION
BIDDING OPENS: 13:00 on Monday 19th October 2026
AUCTION ENDS: 13:00 on Tuesday 20th October 2026

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A traditional three-bedroom semi-detached house in a sought-after South Leicestershire village. In need of modernisation, the property offers versatile accommodation with scope for extension STPC.
Two reception rooms, conservatory and breakfast kitchen. Three bedrooms and a bathroom.
Freehold investment.



Entrance Hall

Lounge 22'3" x 12'11" (6.79m x 3.95m)

Dining Room 11'11" x 7'11" (3.64m x 2.42m)

Kitchen 13'1" x 12'5" (3.99m x 3.80m)

Cloak/WC

Conservatory 9'7" x 9'2" (2.94m x 2.81m)

Landing

Ladder to boarded roof space.

Bedroom 1 3.92m x 3.64m

Bedroom 2 10'11" x 9'11" (3.35m x 3.03m)

Bedroom 3 9'1" x 8'5" (2.79m x 2.59m)

Bathroom 5'8" x 5'5" (1.74m x 1.67m)

Outside

Gardens to the front and rear. Potential off road parking.

Property Information

Tenure: Freehold
Local Authority: Harborough District Council
Council Tax Band:B
Type of Construction: Traditional
Multiple Options for Broadband/mobile phone signal.
Flood Risk: Very Low

Buyer's Administration Fee

The successful buyers will be required to pay an auction administration fee of £1800 inc VAT (£1,500 + VAT)

Buyer's Premium

The successful buyer will be required to pay an auction administration fee of £1680.00 inc VAT (£1400.00 + VAT)

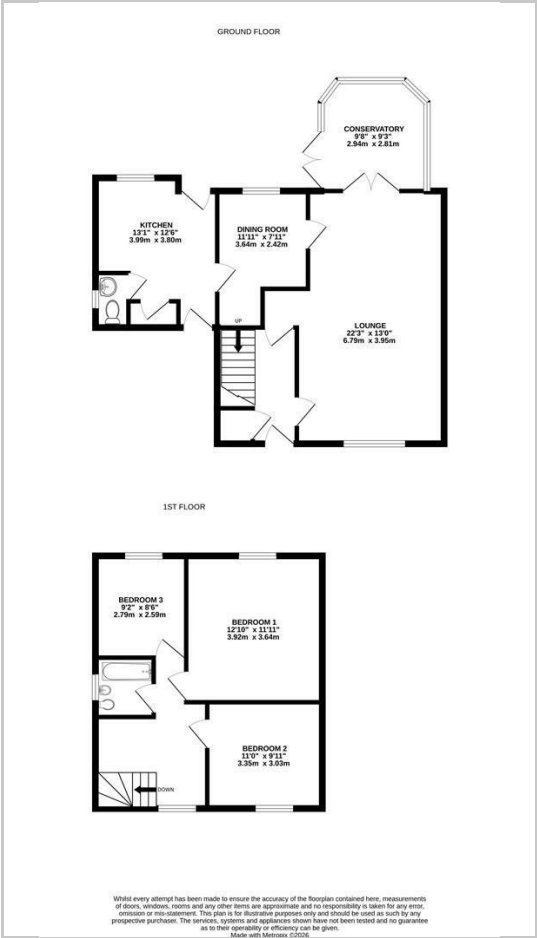
Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

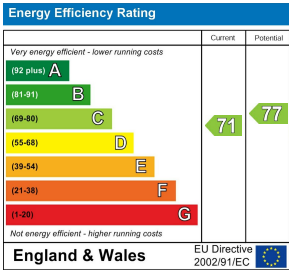
Area Map



Floor Plans



Energy Efficiency Graph



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