



READINGS

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Blossom Close
Lutterworth, LE17 4JQ

£425,000



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Built by the highly regarded Mulberry Homes in 2023, this beautifully presented home still benefits from most of its NHBC guarantee. In the short time they've lived here, the owners have made impressive upgrades, giving this property a real "wow" factor.

Step inside to an inviting entrance hall with Karndean flooring that flows seamlessly into the downstairs WC and dining kitchen. The heart of the home is the spacious living dining kitchen, featuring a bay window seat, plenty of room for a large dining table, and a well-designed kitchen with stylish cupboards, an integrated dishwasher, ample work surfaces, gas hob, and an upgraded AEG self-cleaning double oven. You'll also find a large storage cupboard and a utility room with plumbing for a washing machine and space for a dryer.

The lounge is tastefully decorated, with a front window and French doors that open onto the garden. Upstairs, the master bedroom offers a walk-in wardrobe and en suite bathroom. There are two additional double bedrooms with wardrobes, as well as a separate shower room.

Outside, the property boasts gardens to the front, side and a landscaped, south-facing rear garden complete with a covered patio area, a designer ethanol outdoor fire, lawn, decking and a hot tub. A rear driveway and a single garage complete this fantastic family home.

Offered for sale in show-home condition, this property is likely to attract plenty of admirers. Schedule your viewing today to make sure you don't miss out!





Property Information

Tenure: Freehold

Local Authority: Harborough

Council Tax Band: D

Type of Construction: Brick

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: No risk

Annual Estate Management Charge If Applicable:

Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Tenure

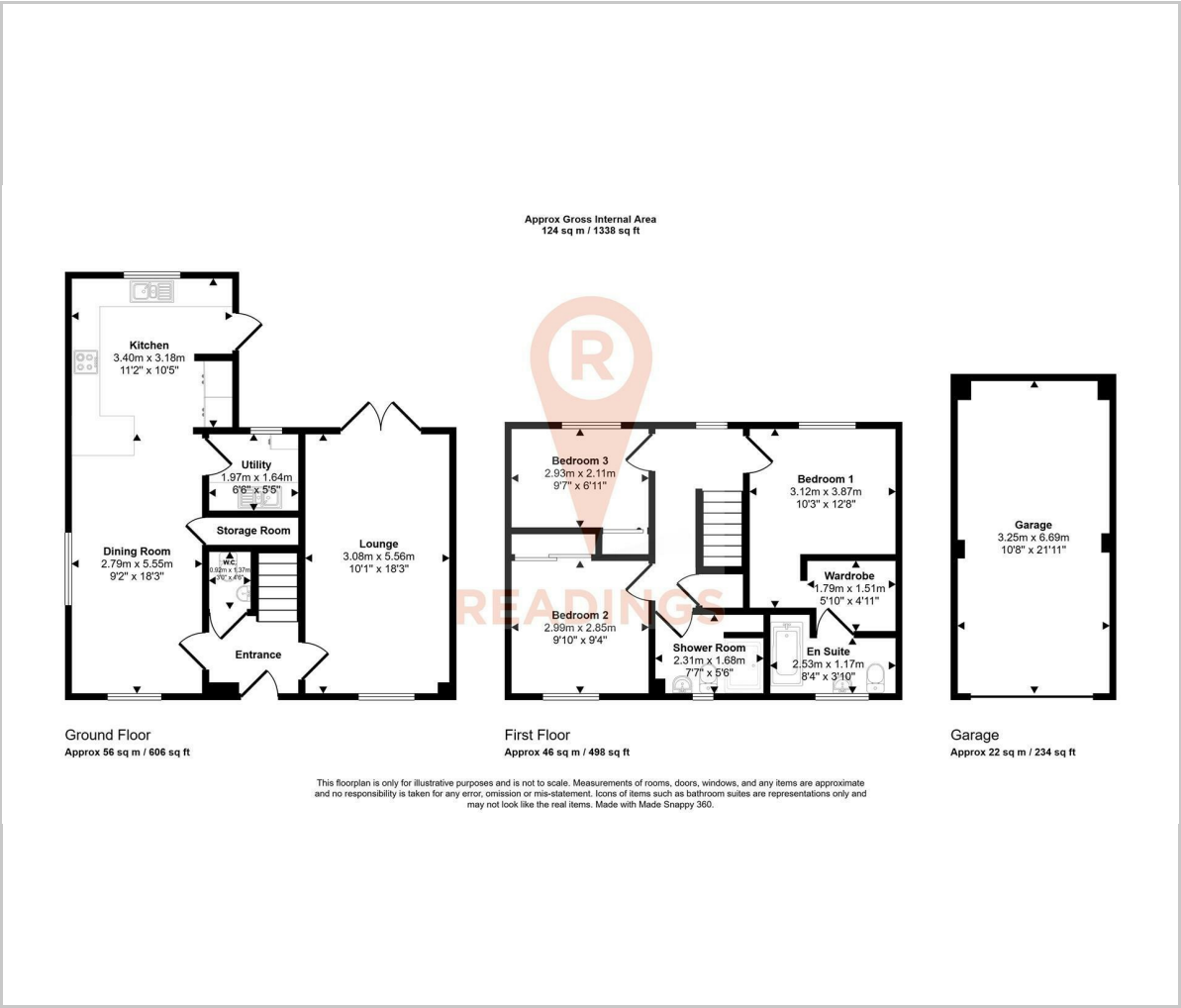
The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.



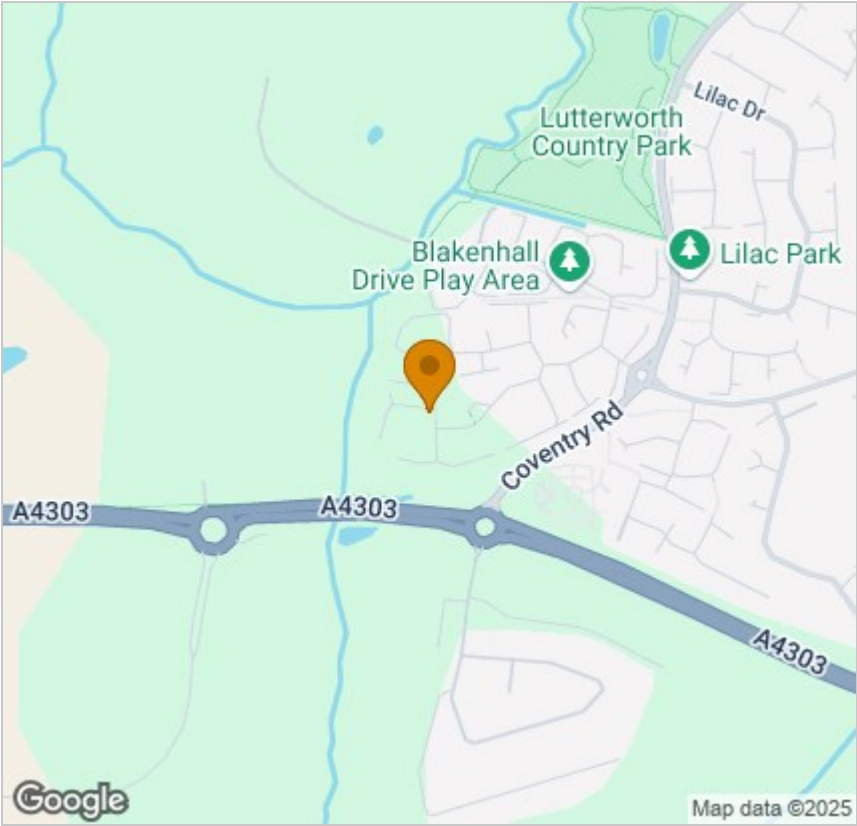
Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

