



Poppy Road, Lutterworth, LE17 4UW

£400,000

A four bedroom DETACHED home in LUTTERWORTH with a dual aspect living room.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B



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SCAN ME!
TO BOOK A VIEWING



Entrance Hall

With stairs to the first floor landing and a radiator.

Downstairs WC

6' 8" x 5' 0" (2.03m x 1.52m)

With low-level WC and a wash hand basin

Sitting Room

21' 0" x 11' 4" (6.40m x 3.45m)

With double-glazed French doors to the rear garden, double-glazed windows to the front elevator and two radiators.

Fitted Kitchen Dining Room

21' 0" x 9' 7" (6.40m x 2.92m)

With double-glazed windows to the front and rear elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, double oven with stainless steel chimney hood over, fridge, freezer, dishwasher and a radiator.



Utility Room

8' 8" x 6' 7" (2.64m x 2.01m)

With a double-glazed door to the rear garden, a stainless steel sink and drainer unit with base units and work surfaces over, and a cupboard housing the boiler and a radiator.

First Floor Landing

With a storage cupboard and a radiator.

Bedroom One

12' 8" x 11' 6" (3.86m x 3.51m)

With a double glazed window to the front and side elevations, fitted wardrobes and a radiator.

En-Suite

7' 6" x 6' 9" (2.29m x 2.06m)

With a double-glazed window to the front level, a tiled shower cubicle, a wash hand basin, a low level WC, an airing cupboard and a heated towel rail.

Bedroom Two

12' 9" x 9' 10" (3.89m x 3.00m)

With a double glazed window to the front elevation, fitted wardrobes and a radiator.

Bedroom Three

9' 10" x 8' 0" (3.00m x 2.44m)

With a double-glazed window to the rear elevation and a radiator.

Bedroom Four

8' 2" x 8' 1" (2.49m x 2.46m)

With a double glazed window to the rear and side elevations and a radiator.

Bathroom

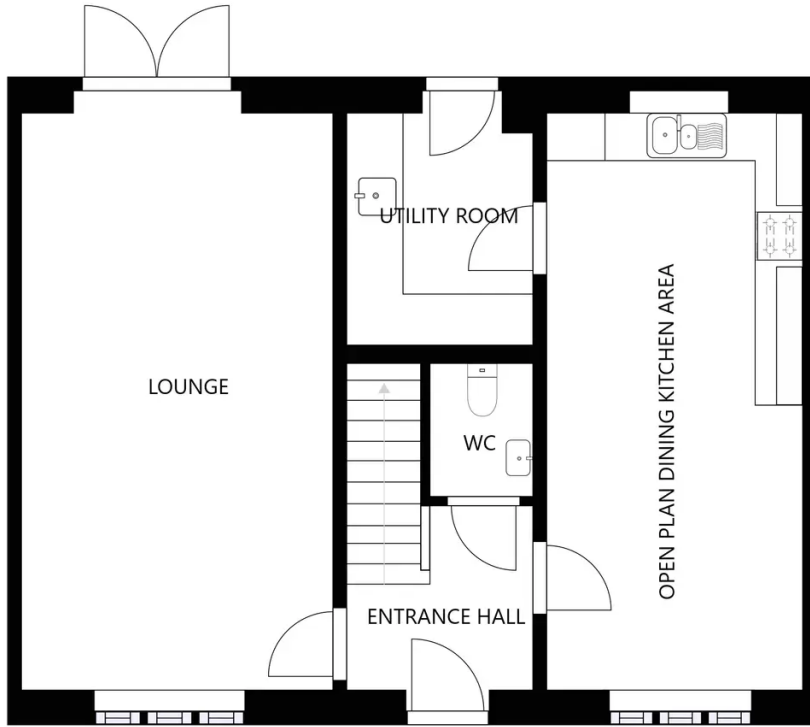
9' 0" x 4' 9" (2.74m x 1.45m)

With a double-glazed window to the rear elevation, bath with mixer tap shower attachment, low level WC, wash hand basin and a heated towel rail.

Rear Garden

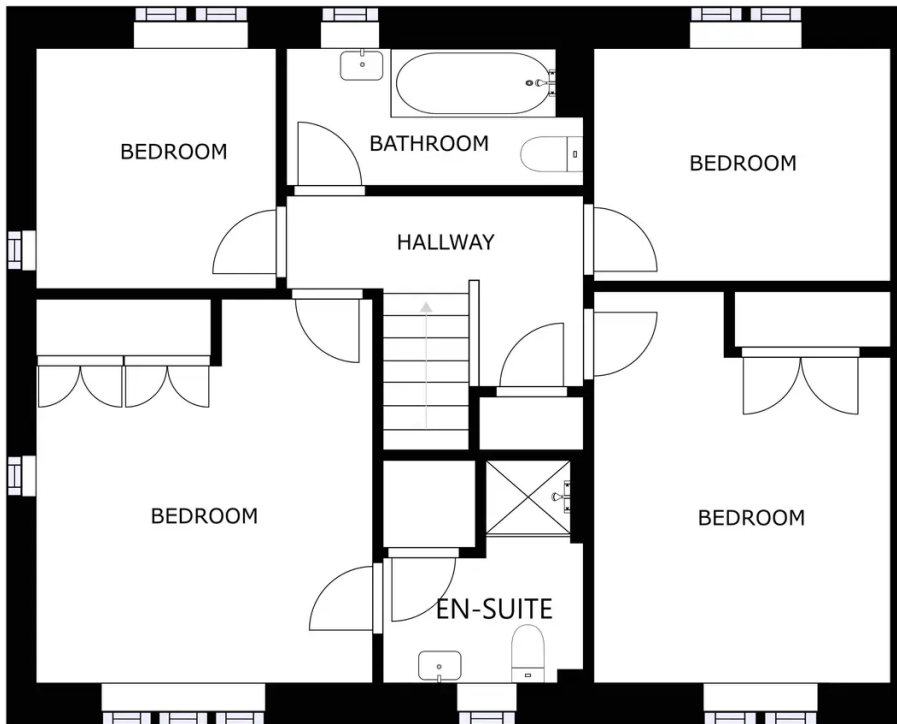
Paved patio area with a lawn, outside lighting, outside tap, and gate-to-side access.

Parking - Driveway and a garage.



GROUND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR : 61.91 m², SECOND FLOOR: 62.89 m²
 TOTAL: 124.8 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SECOND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR : 61.91 m², SECOND FLOOR: 62.89 m²
 TOTAL: 124.8 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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