

4 Kingsway, Lutterworth, LE17 4QA



£320,000

A rare opportunity has arisen to purchase this stunning semi-detached home which has been renovated by the current owners to a high standard throughout and offers modern open-plan living space set over two floors. Conveniently located this lovely home is within walking distance of the town centre & local schools with the added benefit of having a private garden, garage and ample off road parking. The accommodation comprises ; Entrance porch, hall, open-plan living dining kitchen, extended sun room with wood burning stove and bi-fold doors to the garden. On the first floor you will find a king-sized bedroom which was originally a double bedroom and a shower room. There is planning permission in place for a double story extension to the side to provide an additional bedroom and bathroom. Early viewing is advised to appreciate the size and quality this home offers.

Service without compromise

Entrance Porch

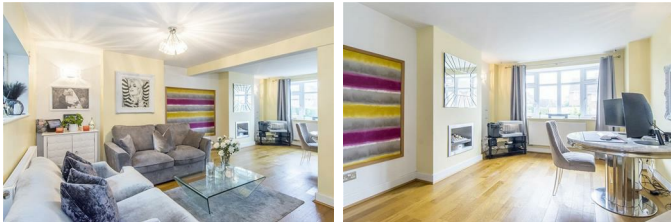
Enter via a Upvc front door with side panel into this useful porch which has ceramic floor tiles and a personal door to the garage.

Entrance Hall



The warm and welcoming hall has solid oak flooring and the staircase rises to the first floor accommodation.

Lounge 23'5 x 11'0 (7.14m x 3.35m)



This lovely lounge is open-plan to the dining kitchen and has a bay window to the front, a feature fireplace housing a gas log effect fire and oak flooring.

Open Plan Dining Kitchen 29'5 x 8'0 (8.97m x 2.44m)



The kitchen is fitted with a wide range of modern hi-gloss cabinets with oak bock work surfaces, a built under electric oven, gas hob with extractor fan, composite bowl and half sink unit, integrated fridge and space for a dishwasher. This opens into the dining area.

Kitchen Picture



Snug/ Sun room 17'3 x 12'5 (5.26m x 3.78m)



This beautiful extended sunny room can be used all year round and has a wood burning stove, a wall mounted TV space, solid oak flooring and a set of bi-folding doors open into the garden.

Landing



The light and airy landing has a window to the side and access to the partially boarded loft having a pull down ladder.

Bedroom One 16'6 x 11'11 (5.03m x 3.63m)



A superb super king-sized bedroom with dual aspect windows to the front, fitted furniture and Bose surround sound speakers to the ceiling. This spacious bedroom was originally two bedrooms and could easily be converted back.

Bedroom One Picture Two



Bedroom Two 11'2 x 11'0 (3.40m x 3.35m)



A double bedroom with a window overlooking the garden, fitted furniture and Bose surround sound speakers to the ceiling.

Bedroom Two Picture Two



Shower Room 5'05 x 8'00 (1.65m x 2.44m)



Fitted with a low flush WC, pedestal wash hand basin, walk-in shower, chrome heated towel rail, ceramic wall and floor tiles. Bose surround sound speakers to ceiling.

Garden



The sizable garden is sun trap which is an ideal spot to relax and to enjoy al-fresco dining in the summer months.

Outside & Parking

To the front of the property you will find a large drive that provides ample parking for up to three vehicles.

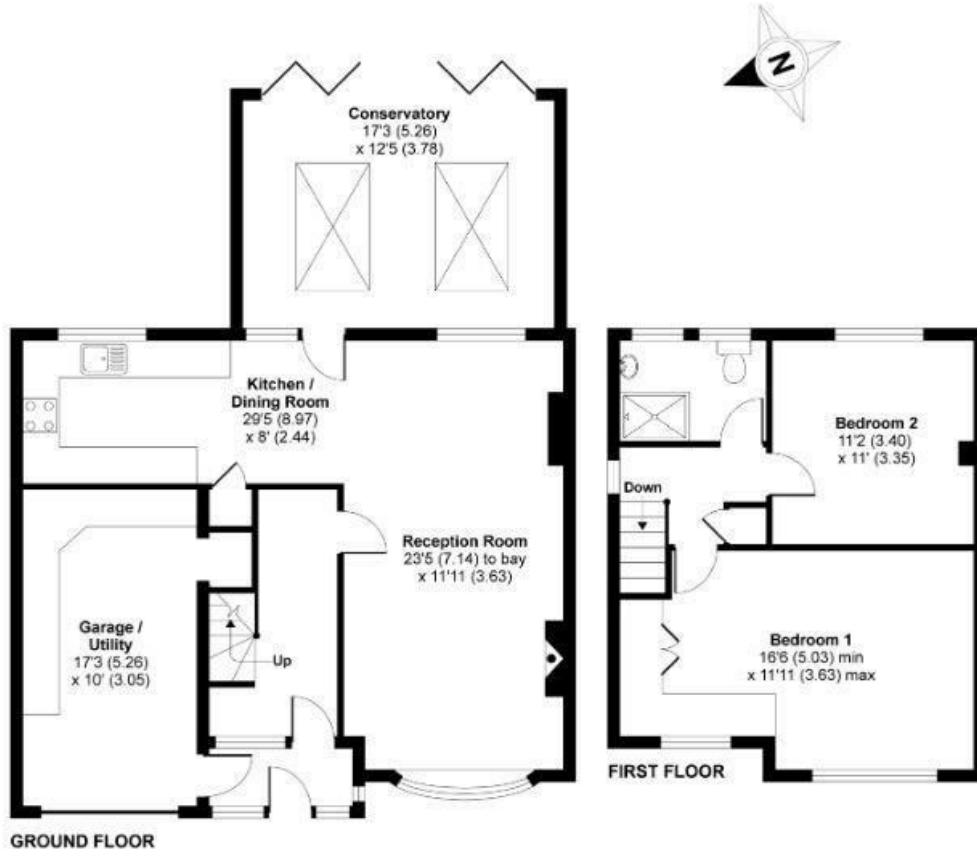


Garage / Utility Room 17'3 x 10'0 (5.26m x 3.05m)

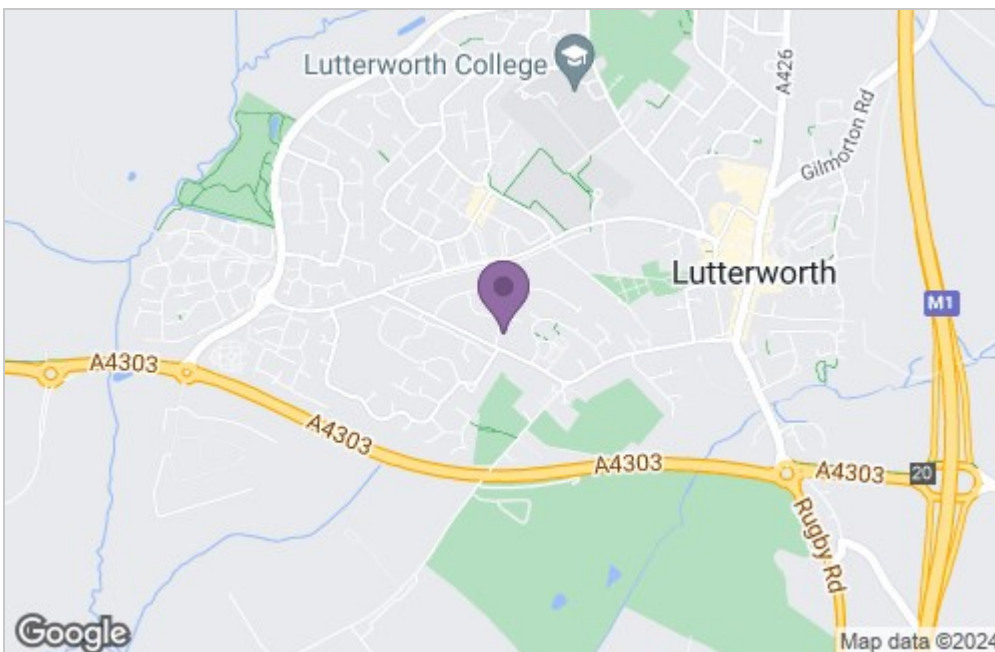


A single garage with electric roller door that has been fitted with modern hi-gloss cabinets with complimenting work surfaces to form a utility room. There is space for a washing machine and tumble dryer. A personal door gives access into the porch.

Floor Plan



Area Map



Energy Efficiency Graph

