

7 Valley Close, Lutterworth, LE17 4FQ



£309,950

Adams & Jones are delighted to offer for sale this immaculately presented three bedroom semi-detached home which is situated on the Mulberry Homes Kingsbury development and is of their Beacon design. This home has been lovingly cared for by the current owners and offers spacious living accommodation set over two floors. Entrance hall, cloakroom, spacious lounge and modern dining kitchen which opens into the garden. On the first floor there are two double bedrooms with the master having an en-suite, one single and a family bathroom. Outside there is a landscaped garden, drive and a detached single garage. Early viewing is advised to appreciate this lovely home and its position.

Service without compromise

Entrance Hall 6' x 3'10" (1.83m x 1.17m)



Step into this lovely home via a composite front door where you will find ceramic floor tiles and ample room to hang your outdoor coats.

Cloakroom 4'07" x 3'02" (1.40m x 0.97m)



The all essential ground floor cloakroom is fitted with a low flush WC, hand wash basin and ceramic floor tiles.

Lounge 15'11" x 11'10" (4.85m x 3.61m)



This spacious lounge has a window to the front aspect with ceramic floor tiles, the staircase rises to the first floor accommodation and a set of double doors open into the dining kitchen.

Dining Kitchen 15'8" x 11'1" (4.78m x 3.38m)

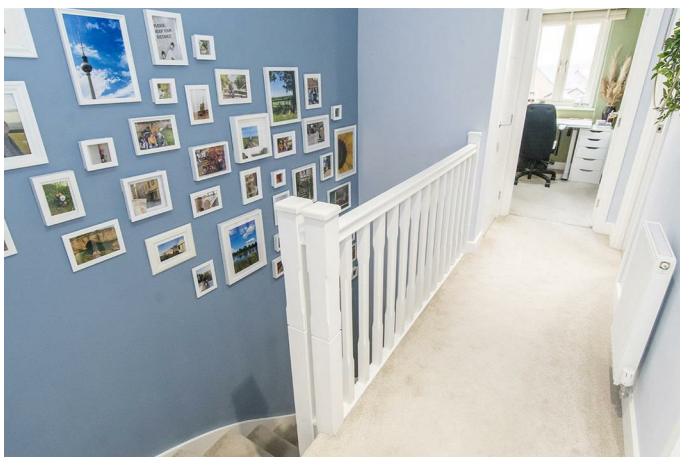


Fitted with a wide range of modern grey cabinets with complimenting work surfaces, stainless steel bowl and half sink unit, built-under oven, gas hob with extractor, integrated fridge freezer and space for a washing machine. There is a window overlooking the garden, ceramic floor tiles and a set of French doors open into the garden.

Dining Kitchen Picture Two



Landing 12'04" x 3'04" (3.76m x 1.02m)



The spacious galleried landing gives access to all the bedrooms and bathroom. Loft hatch and a useful storage cupboard.

Bedroom One 11' x 8'7" (3.35m x 2.62m)



A double bedroom with a window overlooking the garden and a door opens into the the En-suite.

En-Suite 8'08" x 4' (2.64m x 1.22m)



Fitted with a low flush WC, hand wash basin, shower cubicle, Amtico flooring and a heated towel rail.

Bedroom Two 10'11" x 8'7" (3.33m x 2.62m)



A double bedroom with a window to the front aspect.

Bedroom Three 7'7" x 6'9" (2.31m x 2.06m)



Currently being used as a work from home office this single bedroom has a window overlooking the garden.

Bathroom 6'09" x 6'06" (2.06m x 1.98m)



Fitted with a low flush WC, hand wash basin, bath with shower over, ceramic wall tiles, Amtico flooring and a heated towel rail.

Garage 10' x 20' (3.05m x 6.10m)

the single garage has a pitched roof that could be used as additional storage, power & light is connected and there is an up and over door to the front.

Garden



The landscaped rear garden is mainly laid to lawn with two seating areas and is planted with shrub borders and a selection of trees. this is the perfect spot to see glorious sunsets. Gated side access to the drive.



Garden Photo Two



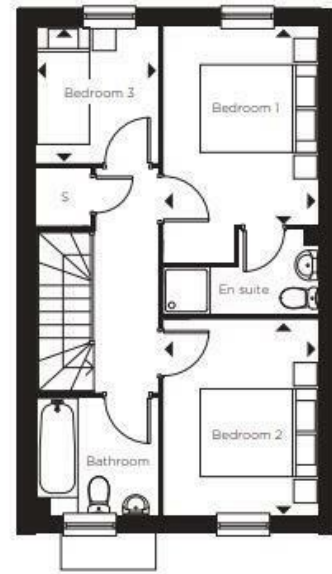
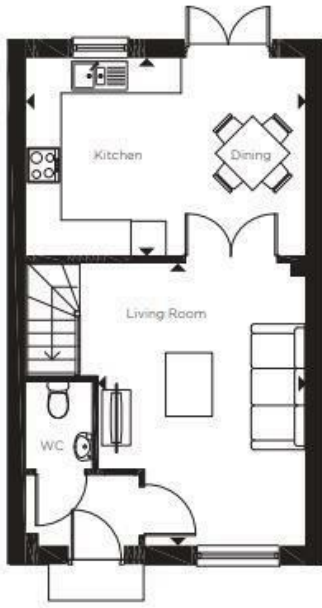
Outside & Parking

The property is set well back from the road and is situated in a tucked away position and the drive provides ample parking.

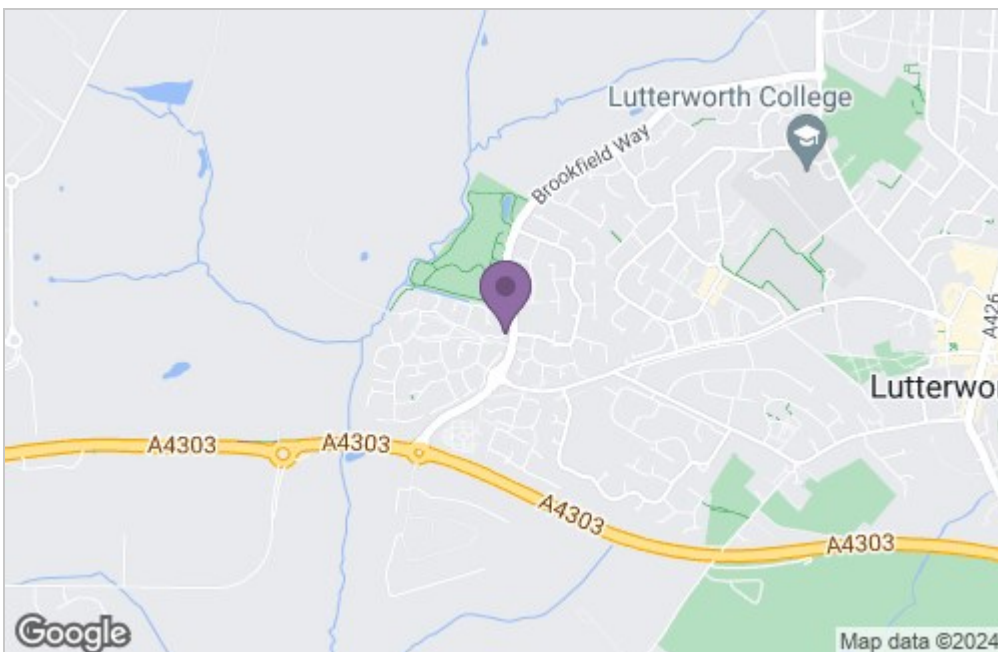
Vendors Note

We have loved every moment of our time living on Valley Close, with Lutterworth Country Park and the Leicestershire countryside just a few dozen paces from the front door, and the family-friendly facilities of Lutterworth town also a short walk away. To be able to look out over the valley and watch the seasons change – not to mention the breathtaking sunsets – has been an added bonus.

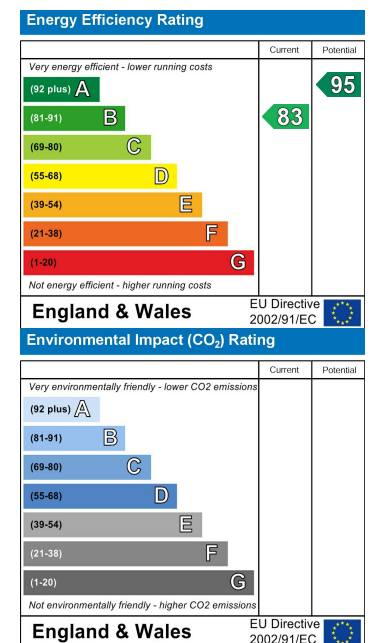
Floor Plan



Area Map



Energy Efficiency Graph



Service without compromise