

## 35 Leaders Way, Lutterworth, LE17 4YS



**£350,000**

Ready to move straight into is this beautifully presented detached family home. The property is situated in a quiet established part of this popular market town. The accommodation briefly comprises: Entrance hall, lounge/Diner, fitted kitchen/breakfast room, utility room, downstairs WC, landing, four bedrooms, en-suite shower room and bathroom. There is also a single garage, off road parking for two cars and a private rear garden. The property is offered with no upward chain and early viewing is advised.

*Service without compromise*

## Entrance Hall



Accessed via opaque double glazed front door. Radiator. Stairs rising to the first floor. Door to:-

## Lounge/Diner 16'3" x 11'2" (4.95m x 3.40m)



Double glazed window to the front elevation. Radiator. Under stairs storage cupboard. Television and telephone points. Door to:-

## Lounge/Diner (Photo 2)



## Kitchen/Breakfast Room 17'8" x 8'10" (5.38m x 2.69m)



Double glazed patio doors opening out to the rear garden. Double glazed window to the rear aspect. Range of fitted base and wall units. Laminated work surfaces with complementary splash backs. Fitted oven and four ring gas hob with stainless steel extractor hood over. Space and plumbing for automatic dishwasher. Space and point for upright fridge/freezer. Stainless steel sink and drainer. Wood effect vinyl flooring. Radiator. Doorway to:-

## Kitchen/Breakfast Room (Photo 2)





## Utility Room 5'7" x 4'9" (1.70m x 1.45m)



Fitted base unit. Laminated work surface with complementary splash backs. Space and plumbing for automatic washing machine. Wood effect vinyl flooring. Radiator. Wall mounted gas fired central heating boiler. Double glazed door leading outside. Door to:-

## Downstairs WC



Pedestal wash hand basin and low level WC. Extractor fan. Radiator. Wood effect vinyl flooring.

## First Floor Landing

Access to insulated loft space. Timber balustrade. Radiator. Airing cupboard housing lagged hot water tank. Doors to rooms.

## Bedroom One 14'5" x 9'11" (4.39m x 3.02m)



Double glazed window to the front elevation. Radiator. Television and telephone points. Door to:-

## En-Suite Shower Room



Double shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level WC. Radiator. Vinyl flooring.

Bedroom Two 12'9" x 8'9" (3.89m x 2.67m)



Double glazed window to the front elevation. Radiator.

Bedroom Three 10'11" x 8'1" (3.33m x 2.46m)



Double glazed window to the rear elevation. Radiator.

Bedroom Four 9'1" x 8'6" (2.77m x 2.59m)



Double glazed window to the rear elevation. Radiator.

Bathroom



Panelled bath and mains shower fitment over. Pedestal wash hand basin. Low level WC. Radiator. Complementary tiling. Vinyl flooring. Opaque double glazed window.

Outside



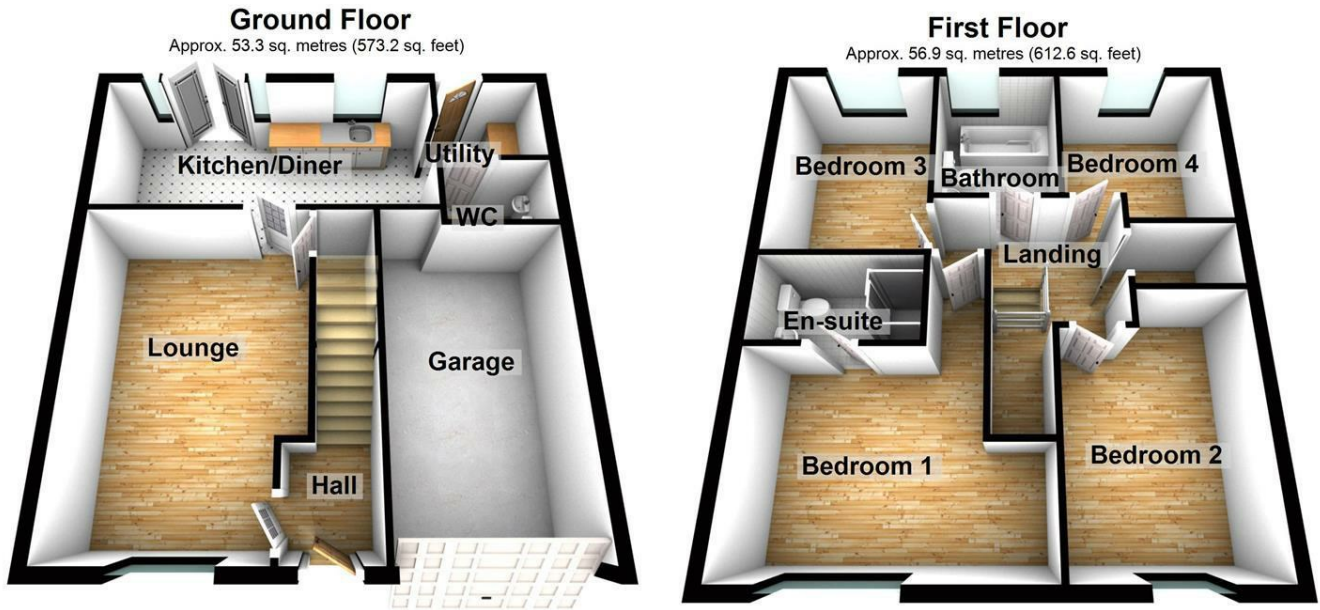
To the front of the property is a lawned area and tarmacked parking for two cars in front of the garage. There is gated pedestrian access to the rear garden.

The rear garden is laid mainly to lawn with a paved patio area. It is enclosed by timber lap fencing.

**Garage**

Integral single garage with up and over door, power and lighting.

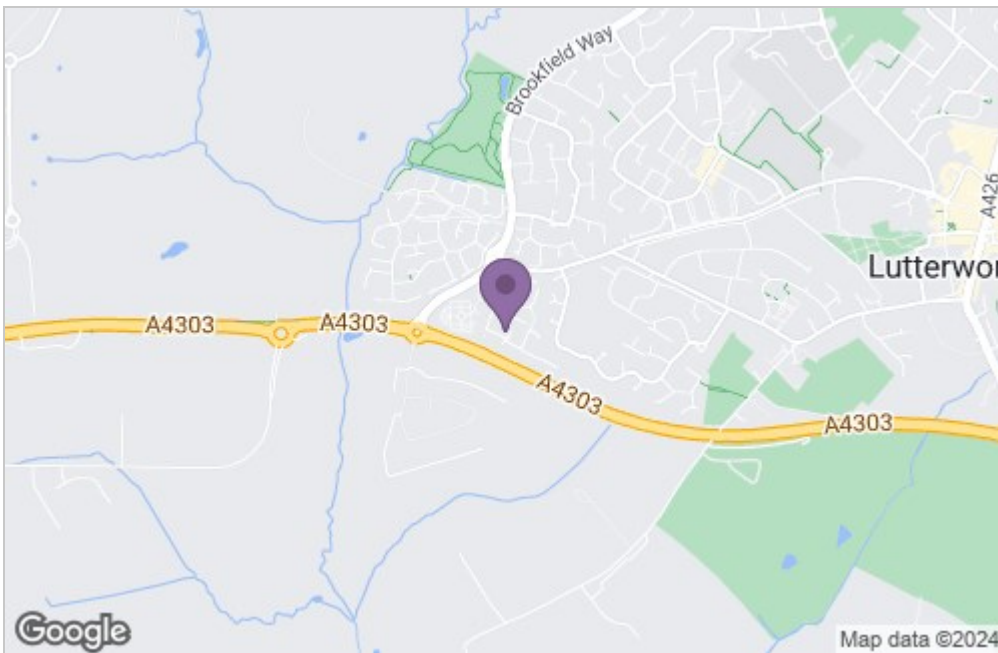
## Floor Plan



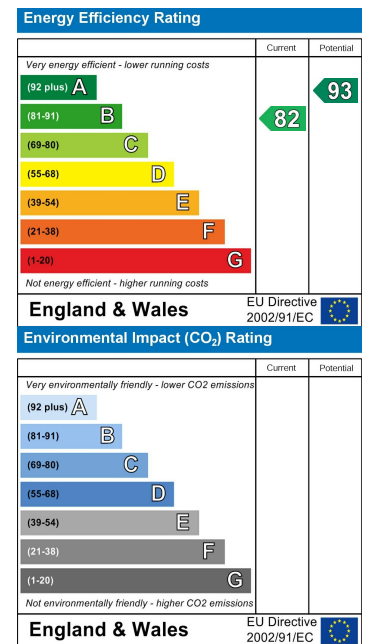
Total area: approx. 110.2 sq. metres (1185.8 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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