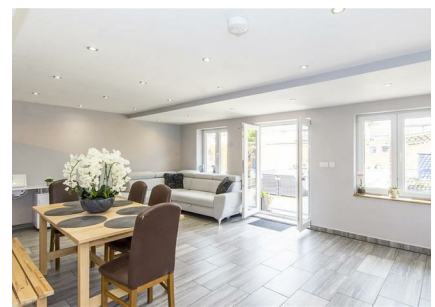


4 Dunley Way, Lutterworth, LE17 4NP



£299,000

Adams & Jones are delighted to offer for sale this beautiful three bedroom semi-detached home which has been totally modernised and extended by the current owners to a high standard throughout to include underfloor heating to the ground floor. They have created a stunning open-plan family dining kitchen which opens into the rear garden and is the perfect space to entertain. The accommodation comprises: Entrance hall, laundry room, shower room/ WC, lounge and family dining kitchen with appliances. On the first floor there are two double bedrooms, one single bedroom and a newly fitted bathroom. Outside you will find a generous rear garden, a single garage with an electric roller door to the front and also a door to the rear, a new block paved drive that provides off road parking and leads to the covered carport. Offered with no upward chain early viewing is advised.

Service without compromise

Entrance Hall 9' x 8' (2.74m x 2.44m)



Step into this spacious hall via a Upvc double glazed door where you will find ceramic tiled underfloor heating and the stairs rise to the first floor.

Utility Room 4'10" x 4'1" (1.47m x 1.24m)



There is plumbing and space for a washing machine and tumble dryer. Ceramic tiled underfloor heating and a double glazed window to the side.

Shower Room 6' x 4'10" (1.83m x 1.47m)



Fitted with a concealed WC, wash hand basin set onto a vanity unit, large walk-in shower with glass partition screen, chrome heated towel rail and ceramic wall and floor tiles. Opaque double glazed window to the side.

Lounge 16'7" x 11'0" (5.05 x 3.35)



Three UPVC double glazed windows to the front. Laminate underfloor heating with its own heating control zone.

Family Kitchen Dining 24' x 20'10" (7.32m x 6.35m)



(Family kitchen Dining Photo 3)



This stunning family dining kitchen is the heart of the home, the kitchen is fitted with a wide range of modern gloss cabinets with quartz surfaces. Stainless steel undermounted sink with mixer taps, built-in oven with gas hob with extractor canopy. Space for an integral dishwasher and there is a recycling bin storage system. There is plumbing and space for an American fridge-freezer. Breakfast bar seating. Walk-in pantry. Ceramic tiled underfloor heating with its own control zone. There is ample room for a full sized dining table and sofas. With dual aspect windows and a set of French doors that open onto the patio this is a perfect living space to entertain friends and family.

Landing



UPVC double glazed window and a storage cupboard.

(Family Kitchen Dining Photo 2)



Bedroom 1 13'9" x 11'6" (4.19 x 3.51)



A double bedroom with UPVC double glazed window to front. Radiator and laminate flooring

Bedroom 2 13'8" x 10'0" (4.17 x 3.05)



A double bedroom with a UPVC double glazed window to the front. Radiator and laminate flooring.

Bedroom 3 9'7" x 9'5" (2.92 x 2.87)



A single bedroom with a UPVC double glazed window to the rear. Radiator and laminate flooring.

Bathroom 9'5" x 5'9" (2.87 x 1.75)



Fitted with a concealed WC, hand wash basin set onto a vanity unit, corner bath with hand held shower attachment, chrome heated towel rail, ceramic wall and floor tiles. Opaque UPVC double glazed window to the rear.

(Bathroom Photo 2)



(Rear Garden Photo 2)



Rear Garden



(Rear Aspect Photo)

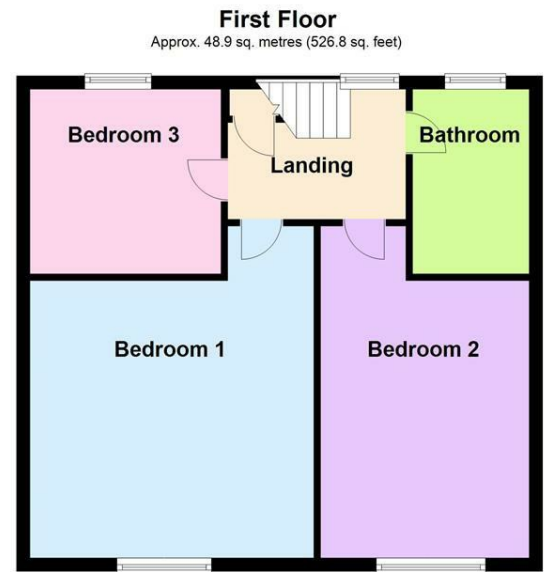
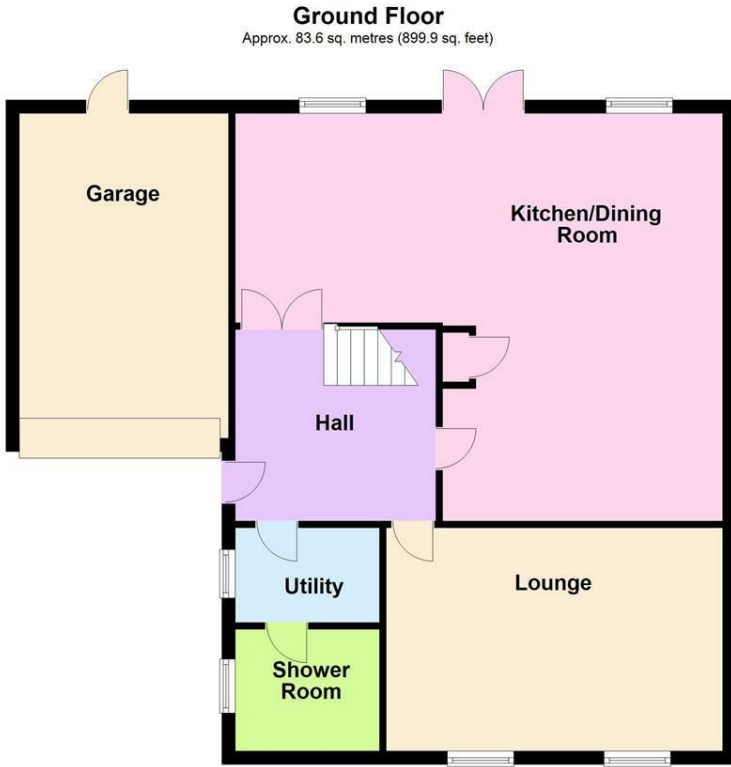


The generous garden has an extensive paved patio area and is mainly laid to lawn with a variety of plant beds .There is a timber shed , fish pond and access to the garage.

Garage 16' x 9'11" (4.88m x 3.02m)

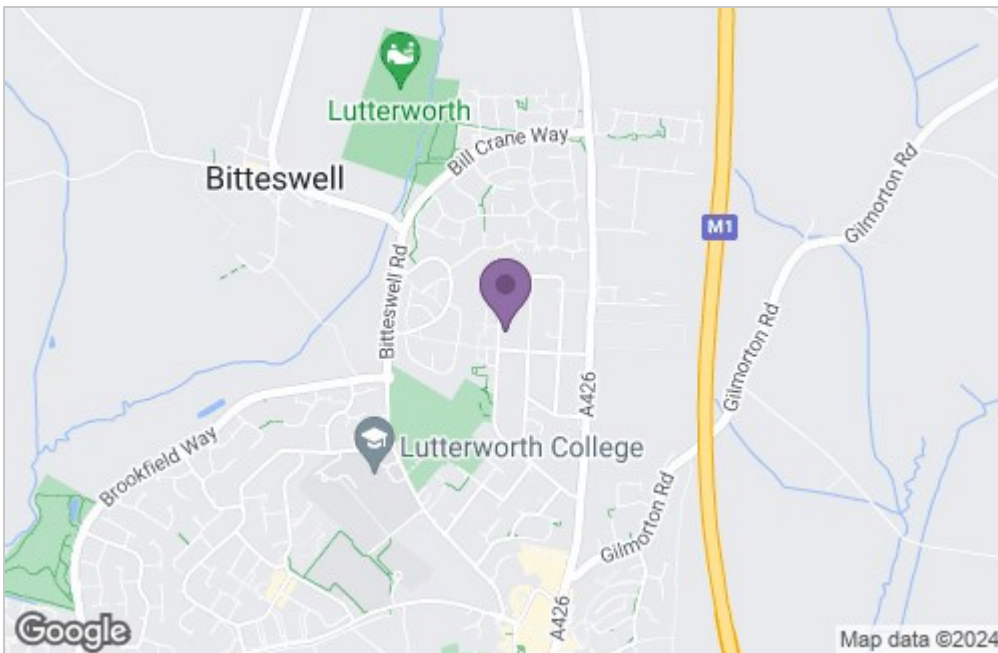
The new garage has an electric roller door to the front and two opening doors to the rear. Power and light is connected. Stainless steel sink unit with hot & cold water supply.

Floor Plan

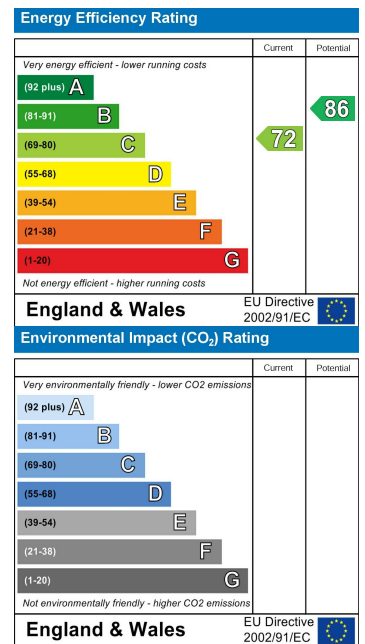


Total area: approx. 132.5 sq. metres (1426.7 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise