

## 27 Brook Street, Walcote, LE17 4JR



### Offers Over £400,000

Nestled in an elevated position back from Brook Street, a neat cul-de-sac in the Village of Walcote, near to Lutterworth. This spacious home features three king-sized bedrooms, one with an en-suite, a further double bedroom, with an open-plan lounge and dining area making this the ideal home for those who need space and privacy. External decking provides a number of relaxing areas, with access via bi-folding doors to the lounge or through French doors leading to the hallway. There is ample living space for a growing family or for entertaining friends. The property is not overlooked: Each bedroom has a garden/ open countryside view and in the lounge the large picture window features integral blinds allowing a panoramic view of the area emphasising the tranquility of the location and the space available. NO UPWARD CHAIN!

*Service without compromise*



Porch 7' x 7' (2.13m x 2.13m)



This generous porch has a window to the side and a set of Upvc double glazed doors that open to the outside. this flexible space is currently being used as a work from home office.

Hall 23' x 9'11" (max) 6'11" ( min) (7.01m x 3.02m(max) 2.11m ( min))



A spacious hall has a storage cupboard and internal doors give access to all the living accommodation.

Kitchen 11'11" x 10'11" (3.63m x 3.33m)



With a window to the side aspect, a door gives access to the kitchen which is fitted with wide range of cabinets with complimenting surfaces. Stainless steel bowl and half sink unit with mixer taps. Built under oven with ceramic hob and extractor. Ceramic floor tiles. There is space for a washing machine, tumble dryer ,dishwasher and fridge freezer.

Lounge Dining Room 18'7" x 22'1" (5.66m x 6.73m )



This fabulous room has a large picture window to the front aspect that is fitted with custom made blinds and the real focal point is the brick fireplace which houses a wood burning stove. a set of newly installed bi-folding doors open onto the decked terrace.

**Master Bedroom 12'11" x 6'7" (3.94m x 2.01m)**



A double bedroom with a window overlooking the rear garden and a sliding door to the newly installed en-suite.

**En-suite 7'2" x 2'7" (2.18m x 0.79m)**



Fitted with a low level WC, hand wash basin set onto a vanity unit and a shower cubicle.

**Bedroom Two 12'11" x 10'3" (3.94m x 3.12m)**



A double bedroom with a window overlooking the side garden.

**Bedroom Three 12'1" x 10'4" (3.68m x 3.15m)**



A double bedroom with a window overlooking the side garden.



## Bedroom Four 8'11" x 8'10" (2.72m x 2.69m)



A double bedroom with a window overlooking the rear garden. This room is currently being used as a craft room.

## Bathroom 10'11" x 6'7" (3.33m x 2.01m)



Fitted with a low level WC, pedestal wash hand basin bath with shower and side screen. Chrome heated towel rail. Ceramic floor tiles. Opaque window. The airing cupboard houses the hot water cylinder.

## Garage & Parking 11' x 17' (3.35m x 5.18m)



The drive provides ample off road parking for several vehicles and leads to the garage which has an up and over door with power and light connected. The newly installed oil central heating boiler is floor mounted.

## Garden



With an easy managed lawn to the front running alongside the driveway for off street parking of several vehicles. The front garden path gives access to the secluded privacy of the deck area which runs along the length of the property. A small wrap around garden is laid to lawn and terraced to a south facing patio to take advantage of the amazing sunsets which are available from the uninterrupted view to the west.



Garden Photo Two



### location

Less than five minutes from junction 20 of the M1 and twenty minutes from either Rugby or Market Harbrough mainline railway links, meaning this home is ideal for those hybrid working whilst needing access to the arterial routes. The house is situated less than 50 yards from a bridleway accessing open countryside leading to a number of maintained quiet walkways around the source of the River Swift and elsewhere whilst Walcote is bisected by the NCN 50 for those with pedals and two wheels in mind.

Decked Terrace



Rear Field Views Photo





