

20 Bramble Road, Lutterworth, LE17 4UU



£500,000

Nestled in the charming Bramble Road of Kingsbury Park in Lutterworth, this stunning new build detached home by Mulberry Homes is a true gem waiting to be discovered. As you step inside, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four spacious bedrooms and three modern bathrooms, this property offers ample space for a growing family or those who enjoy having guests over. The layout includes a living room, dining room, cloakroom, breakfast kitchen, and utility room, providing a seamless blend of functionality and style. Venture upstairs to find three double bedrooms on the first floor, one of which boasts an en-suite for added convenience, along with a family bathroom. The second floor unveils a generously sized double bedroom complete with its own en-suite, offering a private retreat within the home. Parking will never be an issue with a driveway and a detached single garage. The enclosed rear garden is the perfect spot for outdoor gatherings or simply enjoying some fresh air in the privacy of your own space. If you are looking for a modern, spacious, and well-designed property in a desirable location, this new build on Bramble Road is sure to tick all the boxes. Don't miss the opportunity to make this house your next home. Contact us to arrange a viewing

Service without compromise

Entrance Hall



Enter via a composite front door into the spacious hall where you will find ceramic tiled flooring, radiator, storage cupboard and the staircase rises to the first floor accommodation.

Cloakroom 5' x 3'1" (1.52m x 0.94m)



Fitted with a low flush WC and wash hand basin. Ceramic tiled flooring and a radiator.

Living Room 18'4" x 11' (5.59m x 3.35m)



The spacious living room has a window to the front aspect and a set of French doors opening into the garden. There are two radiators and a multimedia point.

Dining Room 13' x 11'2" (3.96m x 3.40m)



The dining room has a box bay window to the side aspect and also a window to the front aspect. With luxury vinyl flooring and a radiator. A great space to entertain friends and family.

Kitchen 13'6" x 11'8" (4.11m x 3.56m)



Fitted with a wide range of modern base and wall cabinets with complimenting surfaces. Built-in Bosch double oven, five burner gas hob with extractor and glass splashback. Integrated fridge -freezer and dishwasher. Ceramic floor tiles and a radiator. A set of French doors open into the garden.

Utility 7'1" x 5' (2.16m x 1.52m)



Fitted with modern base units with stainless steel sink unit. There is space and plumbing for a washing machine. Ceramic tiled flooring and a radiator. A composite glazed door gives access to the outside.

First Floor Landing



Giving access to the first floor accommodation, the landing has an airing cupboard with double doors and a radiator.

Bedroom Two 15'4" x 11'3" (4.67m x 3.43m)



A generous double bedroom with dual aspect windows to the front & the side aspect and a radiator. A door opens to the En-suite.

Bedroom Two En-suite 7' x 4'11" (2.13m x 1.50m)



Fitted with Laufen sanitaryware to include low flush Wc, hand wash basin set onto a drawer unit, shower enclosure with sliding doors. Heated towel rail, ceramic wall tiles, shaver socket and luxury vinyl flooring. Opaque window to the front aspect.

Bedroom Three 13'6" x 11'8" (4.11m x 3.56m)



A double bedroom with a window to the side aspect and a radiator.

Bedroom Four 11'3" x 11'1" (3.43m x 3.38m)



A double bedroom with window to the side aspect and a radiator.

Bathroom 11' x 6'1" (3.35m x 1.85m)



Fitted with 'Laufen' sanitaryware to include low flush WC, hand wash basin set onto a drawer unit, bath with hand held shower attachment and a separate shower enclosure with sliding doors. Heated towel rail, ceramic wall tiles, shaver socket and luxury vinyl flooring. Opaque window to the rear aspect.

Second Floor Landing



Giving access to Bedroom One the landing has a storage cupboard and a radiator.

Bedroom One 17'8" x 10'5" (5.38m x 3.18m)



A spacious double bedroom with dual aspect windows, built-in wardrobes and a radiator. A door opens into the en-suite.

Bedroom One En-suite 10' x 6' (3.05m x 1.83m)



Fitted with 'Laufen' sanitaryware to include low flush Wc, hand wash basin set onto a drawer unit, shower enclosure with sliding doors. Heated towel rail, ceramic wall tiles, shaver socket and luxury vinyl flooring. Opaque window to the front aspect.

Garden



The enclosed private rear garden is mainly laid to lawn with a paved patio seating area. Gated access to the driveway.



Rear Elevation Photo



Country Park Photo



Single Garage & Parking



Church Street Photo



The driveway provides ample off road parking and leads to the detached single garage which has a pitched roof, up and over door to the front. Power and light is connected

Memorial Gardens



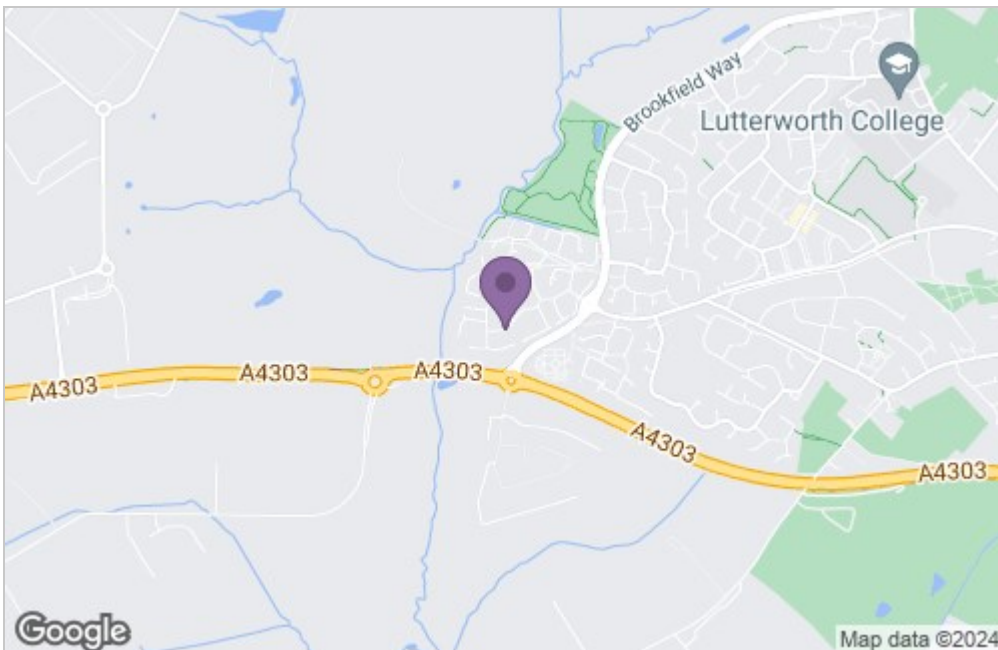
Location

As a market town, Lutterworth has many uniquely bespoke shops, restaurants, sports venues, public houses, cafes and parks, plus edge of town super stores and retail hubs. Sports provision nearby includes gyms, cricket, bowling and two football teams: Lutterworth Athletic and Lutterworth Town AFC. The Village Hall is a Grade II listed building and hosts many community events, catering for a diverse array of groups. For an even greater variety of entertainment including theatres and museums. For local days out the Lutterworth museum, Stanford Hall or Warwick Castle provide seasonal activities but there are many places to visit within the area to cater for all ages, tastes and interests. Within the locality, there is primary educational provision for younger children at John Wycliffe Primary School and Sherrier Primary School. Secondary provision is at Lutterworth High School (11-16 years) and Lutterworth College (11-18 years). However, this central location provides many catchment schools offering educational facilities for nursery, primary, and secondary aged children, including private establishments. The Office for Standards in Education - OFSTED – is best researched to provide a comprehensive review of currently rated standards of practice.

Floor Plan



Area Map



Energy Efficiency Graph

