

4 Byron Close, Lutterworth, LE17 4XE



£460,000

Situated in Byron Close, this contemporary four-bedroom detached family home is a true gem waiting to be discovered. As you step into the inviting entrance hall, you are greeted by the elegance and warmth that this property exudes. Boasting four reception rooms, including a lounge, dining room, breakfast kitchen with an island, a conservatory, and a spacious TV room, this house offers ample space for both relaxation and entertainment. The property features four well-appointed bedrooms and two bathrooms, including an en-suite / dressing room to bedroom one, ensuring comfort and convenience for the whole family. One of the standout features of this property is the private garden, perfect for enjoying outdoor gatherings or simply unwinding in the tranquility of your own space. With parking available for two vehicles on the drive, convenience is at the forefront of this home. Situated in a quiet cul-de-sac, the property benefits from a peaceful setting with open green space to the front, adding to the overall charm and appeal of the location. Don't miss the chance to make this house your own and experience the lifestyle it has to offer in this sought-after area of Lutterworth.

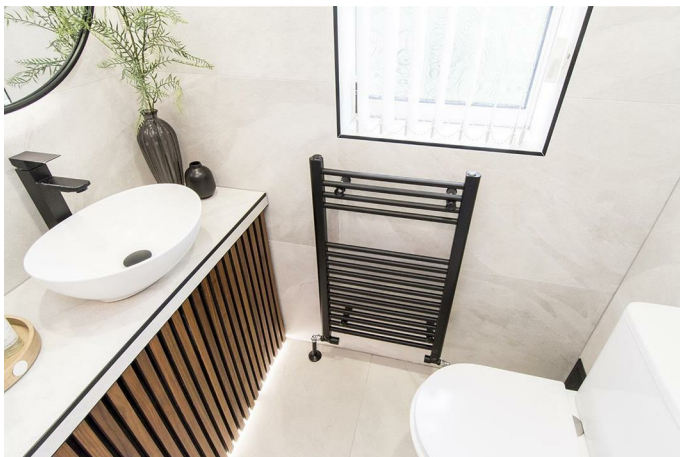
Service without compromise

Entrance Hall 6' x 16'11" (1.83m x 5.16m)



Step into this stylish home where you will find ceramic tiled flooring, a radiator set into a bespoke cabinet and the stairs rise to the first floor accommodation.

Cloakroom 5'2" x 2'11" (1.57m x 0.89m)



This modern cloak room is fitted with a low flush WC, circular hand wash basin with mixer taps, heated towel rail, ceramic wall and floor tiles and an opaque window.

Lounge 23' x 12' (7.01m x 3.66m)



The spacious lounge has dual aspect windows to the front aspect, laminate flooring, two radiators and a set of French doors open into the garden.

Dining Room 11'6" x 7'9" (3.51m x 2.36m)



A great space to entertain friends and family this dining room has a window to the rear aspect, radiator and ceramic tiled flooring.

Breakfast Kitchen 15'08" x 14'04" (4.78m x 4.37m)



The heart of the home this lovely breakfast kitchen is fitted with a wide range of modern gloss cabinets with complimenting surfaces. stainless steel bowl and half sink with mixer taps. The central island provides breakfast bar seating for four and has a built under oven, four burner gas hob with extractor canopy. Integrated dishwasher and there is also space for an integral washing machine and tumble dryer. French doors open into the conservatory.

Breakfast Kitchen Photo Two



Conservatory 8' x 10' (2.44m x 3.05m)



This beautiful conservatory opens from the breakfast kitchen and has a glass roof, fitted window blinds, ceramic floor tiles, power sockets and a radiator. A set of French doors open into the garden

Sitting Room 16'03" x 15'06" (4.95m x 4.72m)



This spacious room is the ideal space to host all of the family and has a wall mounted housing for a TV, laminate flooring and a window to the side aspect.

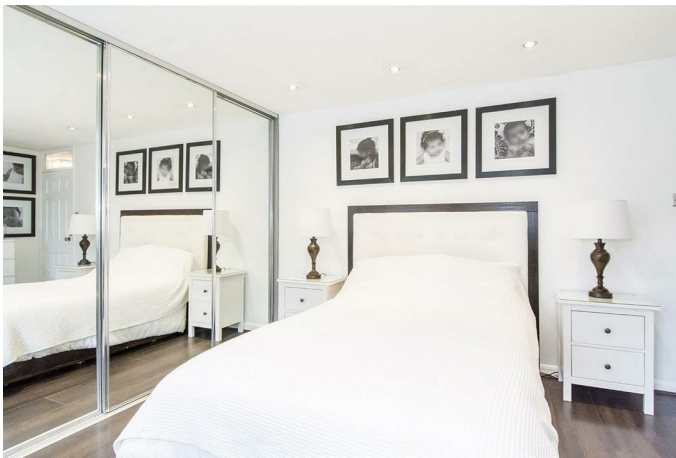
Sitting Room Photo Two



Landing 2'11" x 9'07" (0.89m x 2.92m)

There is a useful storage cupboard. Communicating doors to the bedrooms and bathroom.

Bedroom One 13'11" x 11'11" (4.24m x 3.63m)



A double bedroom with a window to the front aspect, laminate flooring, mirror fronted built-in wardrobes and a radiator.

En-suite / Dressing Room 5'05" x 3' (1.65m x 0.91m)



Fitted with a tiled shower cubicle. There is space and plumbing for a WC and hand wash basin but the current owners currently use as a dressing room.

Bedroom Two 11' x 10'9" (3.35m x 3.28m)



A double bedroom with a window to the rear aspect, laminate flooring and a radiator.

Bedroom Three 9'10" x 8' (3.00m x 2.44m)



A generous bedroom with a window to the rear aspect, laminate flooring and a radiator.

Bedroom Four 8' x 7'9" (2.44m x 2.36m)



A single bedroom with a window to the rear aspect, laminate flooring and a radiator. This is currently being used as a work from home office.

Bathroom 6'x 6' (1.83mx 1.83m)



This modern contemporary bathroom is fitted with a back to wall WC, square wash hand basin set onto a vanity cupboard, Jacuzzi bath with shower and side screen, heated towel rail, ceramic wall and floor tiles and an opaque glazed window.

Garden



The delightful private garden is the perfect space to relax and enjoy al fresco dining in the summer months. Mainly laid to lawn with an extensive paved patio, garden shed, outside tap & electric point .Gated side access leads to the front of the property.



Garden Photo Two



The property is situated in a quiet cul de sac location with open green space. There is a block paved drive which provides ample off road parking and a front garden with mature shrub borders. The garage has been cleverly converted into a reception room but could easily be converted back if desired.

Open Green Space Photo



Outside & Parking



Floor Plan

Ground Floor
Approx. 100.4 sq. metres (1080.5 sq. feet)

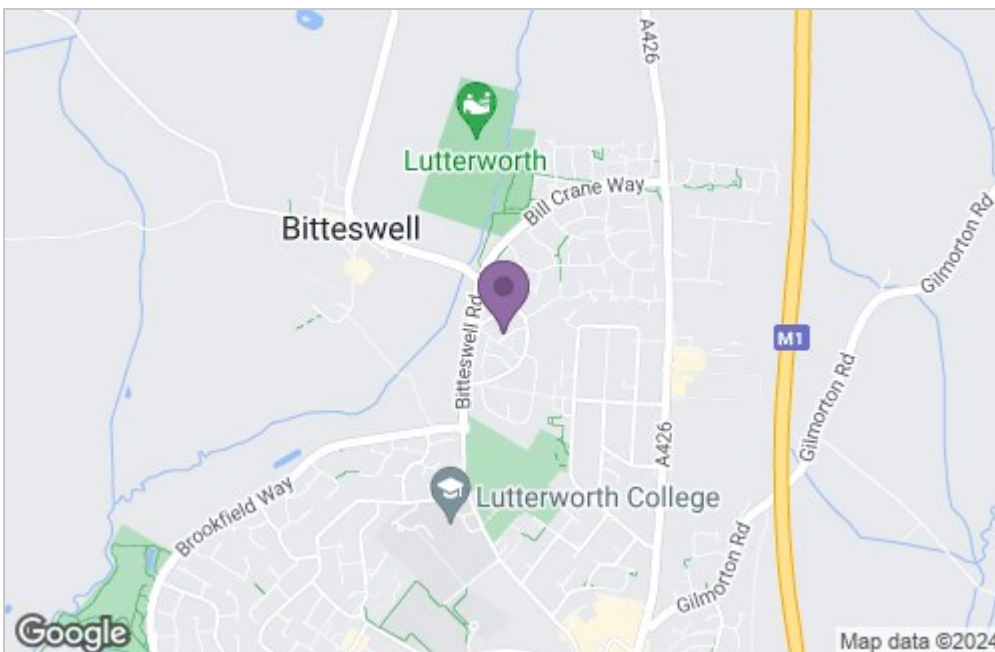


First Floor
Approx. 54.3 sq. metres (584.1 sq. feet)

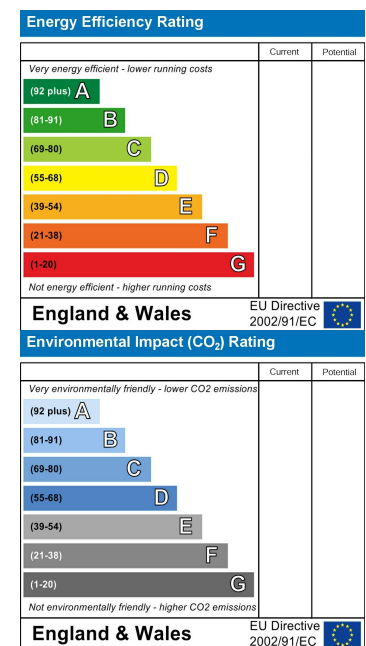


Total area: approx. 154.6 sq. metres (1664.6 sq. feet)

Area Map



Energy Efficiency Graph



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