

## 29 Broadleaf, Lutterworth, LE17 4GD



**£484,950**

Situated on the charming Broadleaf in Lutterworth, this stunning new build property is a true gem waiting to be discovered. As you step into the spacious entrance hall, you are greeted by a sense of elegance and modernity that flows throughout the entire house. With a living room, four generously sized bedrooms, and two bathrooms, this detached house offers ample space for comfortable living. The open-plan family dining kitchen is perfect for hosting gatherings and creating lasting memories with loved ones. Imagine waking up in the morning and stepping into the luxurious en-suite of the master bedroom, a true sanctuary within your own home. The additional family bathroom ensures that convenience is never compromised. Outside, the property boasts an enclosed rear garden, ideal for enjoying a cup of tea on a sunny afternoon or hosting summer barbecues. With a double garage and off-road parking, practicality meets style effortlessly. Built by the renowned Mulberry Homes, this property is a testament to quality craftsmanship and attention to detail. Don't miss the opportunity to make this house your home and experience the epitome of modern living in the heart of Lutterworth.

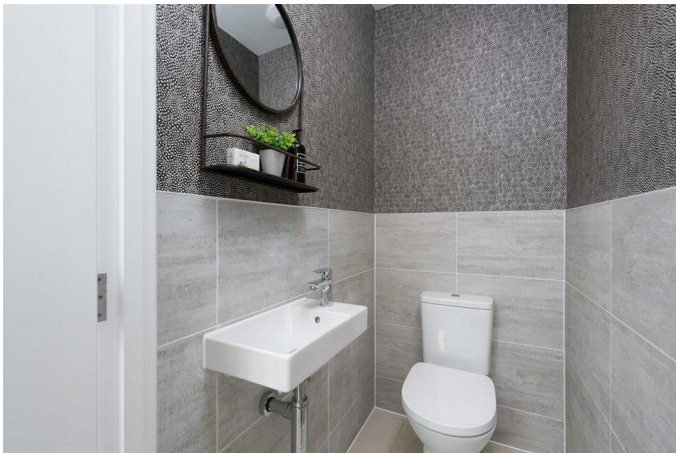
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## Entrance Hall



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

## Cloakroom 4'6" x 3'2" (1.37m x 0.97m)



Fitted with a low flush WC and wash hand basin. Half height ceramic wall tiles, ceramic floor tiles and a radiator.

## Living Room 18'10" x 10'4" (5.75 x 3.15)



This spacious living room has a window to the front aspect and a set of French doors open into the garden. With two radiators and a multimedia socket.

## Kitchen/Dining/Family 29'11" x 11'6" (9.12 x 3.51)



The open-plan family dining kitchen is the heart of the home and is great for entertaining friends and family. Fitted with a wide range of modern base and wall cabinets with complimenting surfaces. Built under oven, gas hob with extractor and glass splashback. Integrated fridge -freezer and dishwasher. Stainless steel bowl and half sink with mixer taps. There is a breakfast bar, ceramic floor tiles and a radiator. A set of French doors open into the garden. The dining area has a box bay window and a useful under stairs storage cupboard.



Family Dining Kitchen (Photo Two )



Utility



Fitted with a Stainless steel sink unit with space and plumbing for a washing machine. Ceramic floor tiles and a composite glazed door gives access to the outside. The gas central heating boiler is mounted into a wall cabinet.

### Stairs leading to Landing

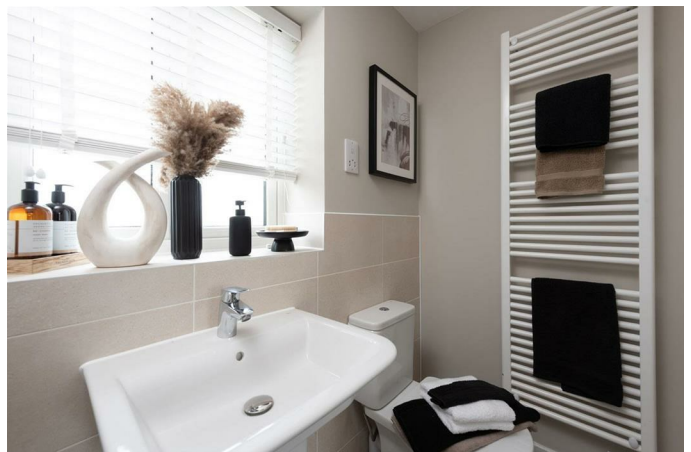
Giving access to the first floor accommodation, the landing has an airing cupboard and a radiator.

Bedroom I 14'7" x 10'6" (4.45 x 3.21)



A double bedroom with a window to the rear aspect and a radiator. A door opens to the en-suite

Ensuite 5'11" x 3'10" (1.80m x 1.17m)



Fitted with 'Laufen' sanitaryware to include low flush WC, pedestal hand wash basin, shower enclosure, heated towel rail, shaver socket and luxury vinyl flooring. Opaque window to the front aspect.

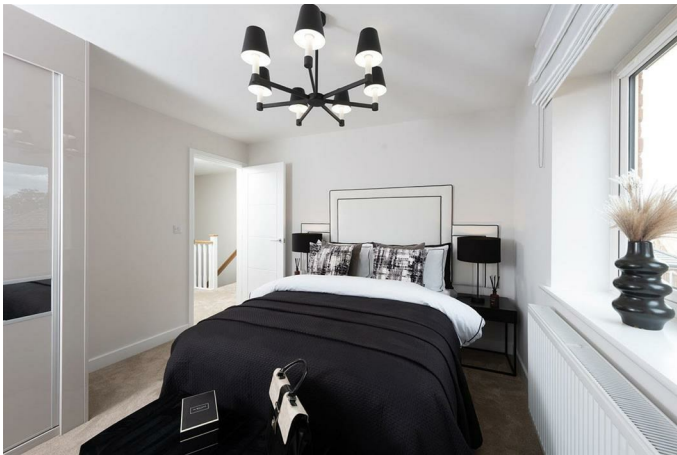
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**Bathroom 5' x 7'8" (1.52m x 2.34m)**



Fitted with 'Laufen' sanitaryware to include low flush WC, pedestal hand wash basin, bath with shower and side screen. Heated towel rail, ceramic wall tiles, shaver socket and luxury vinyl flooring. Opaque window to the front aspect.

**Bedroom 2 11'6" x 10'8" (3.51 x 3.26)**



A double bedroom with dual aspect windows and a radiator.

**Bedroom 3 10'11" x 9'8" (3.33 x 2.95)**



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

**Bedroom 4 9'8" x 9'2" (2.95 x 2.81)**



A single bedroom with a window to the front aspect and a radiator.



## Double Garage & Parking



A double garage with a pitched roof two up and over doors to the front and power and light is connected.

## Garden

Generous paved patio, close boarded fences, outside tap and laid to lawn.

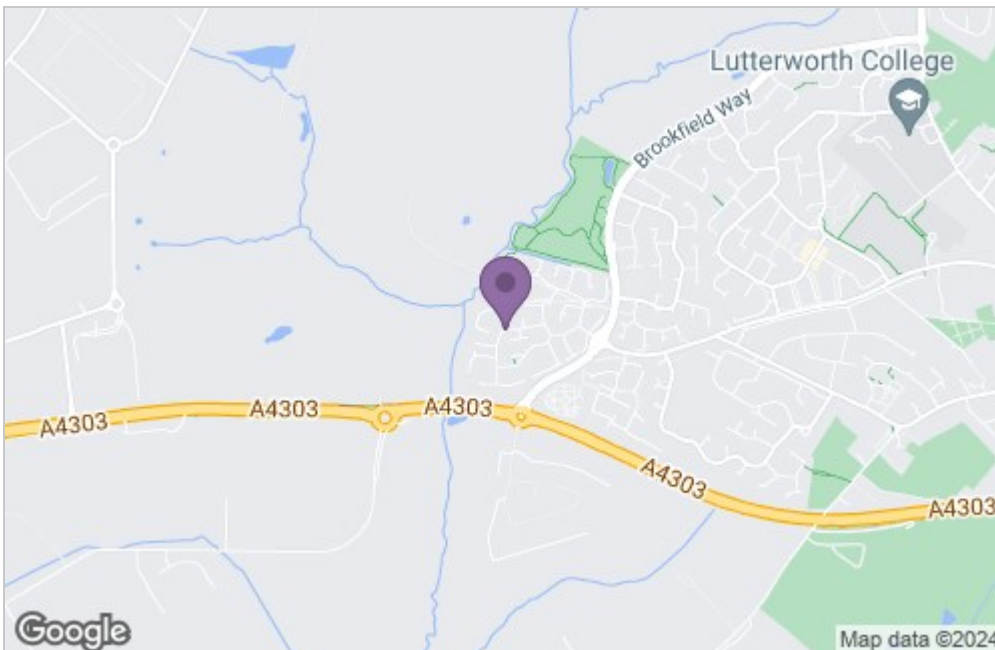
## Floor Plan



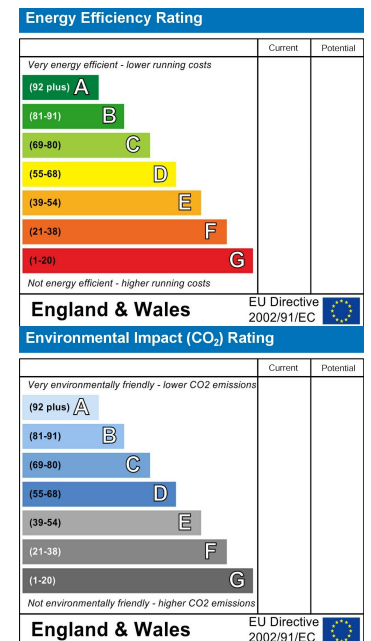
Total area: approx. 116.6 sq. metres (1254.8 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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