

## 4 Allfrey Close, Lutterworth, LE17 4FH



### Offers Over £475,000

Welcome to Allfrey Close, Lutterworth - a great location that could be the perfect setting for your new home! This stunning detached house boasts three reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With four spacious bedrooms, there's plenty of room for the whole family to spread out and make themselves at home. The property features two bathrooms and a cloakroom, ensuring convenience and comfort for busy mornings or unwinding after a long day. Parking is a breeze with space for two vehicles in front of the detached double garage, making coming home a stress-free experience. Imagine the possibilities that this property holds - from cosy family gatherings in the reception rooms to peaceful nights in the well-appointed bedrooms. The detached nature of the house offers privacy and a sense of exclusivity that is hard to come by. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards creating a lifetime of memories in this wonderful property on Allfrey Close.

*Service without compromise*

**Hallway 10'5 x 6'3 (3.18m x 1.91m)**



Enter via a new composite front door into this warm and welcoming hall where you will find a storage cupboard and the staircase rises to the first floor.

**Cloakroom 5'11" x 2'10" (1.80m x 0.86m)**

Fitted with a low flush WC and wash hand basin. Half height ceramic wall tiling. Radiator. Opaque window

**Snug / Office 12'8 x 9'11 (3.86m x 3.02m)**



This flexible room has a bay window to the front aspect, coving to the ceiling, laminate flooring and a radiator. The current owners are using this as a second sitting room.

**Lounge 21'10 x 11'7 (6.65m x 3.53m)**



This spacious lounge has a bay window to the front, coving to the ceiling, laminate flooring, built in gas fire and two radiators.

**Kitchen/Breakfast Room 14'4 x 20'0 (4.37m x 6.10m)**



This is the heart of the home and the kitchen is fitted with a wide range of modern gloss cabinets with complimenting surfaces. Bowl and half undermounted sink with mixer taps. Rangemaster oven with extractor canopy. Wine cooling fridge. Integral dishwasher, fridge-freezer. Breakfast bar seating area. Ceramic floor tiles. There is ample room for a sofa. Opening from the kitchen into the dining conservatory.

**Utility Room 5'0 x 6' (1.52m x 1.83m)**

Fitted with a base cabinet with complimenting surface. Stainless steel sink. Space for a washing machine and tumble dryer. Ceramic floor tiles. Glazed door gives access to the outside.



Dining Conservatory 8'10" x 16'9 (2.69m x 5.11m)



The conservatory leads off the kitchen that is currently being used as a dining room and has a set of French doors opening into the garden.

Landing



The galleried landing has a storage cupboard and oak internal doors give access to all four bedrooms and the family bathroom.

Master Bedroom 12'10 x 13'8 (3.91m x 4.17m)



A generous bedroom with a range of built-in wardrobes and dual rear aspect windows.

En-Suite 7'0 x 7'0 (2.13m x 2.13m)



Fitted with a back to wall WC, Wash hand basin set onto a bespoke cupboard. Walk in shower with glass partition screen. Heated towel rail. Ceramic Wall and floor tiles. Opaque window to the rear aspect.

**Bathroom 5'10 x 9'8 (1.78m x 2.95m)**



Fitted with a low flush WC. Hand wash basin set onto a vanity unit. Bath with shower and side screen. Chrome heated towel rail.

**Bathroom Photo Two**



**Bedroom Two 12'10 x 8'10 (3.91m x 2.69m)**



A double bedroom with triple built-in wardrobes and a window to the rear aspect.

**Bedroom Three 8'9 x 8'11 (2.67m x 2.72m)**



A double bedroom with built-in double wardrobes and a window to the front aspect.



## Bedroom Four 9'0 x 9'6 (2.74m x 2.90m)



A double bedroom with built-in double wardrobes and a window to the front aspect.

## Garden

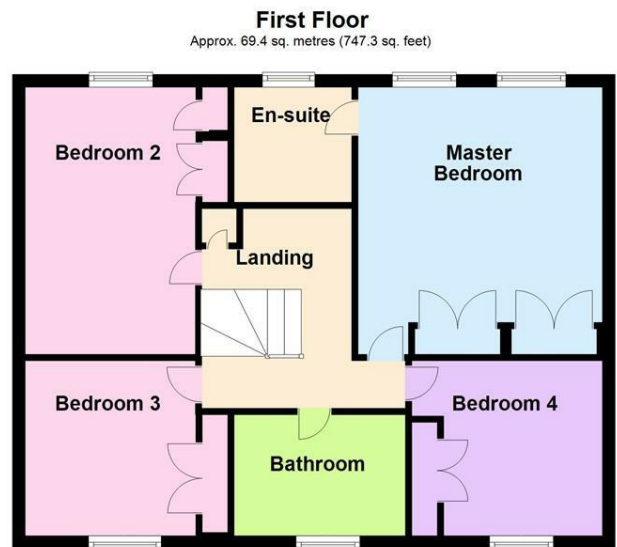
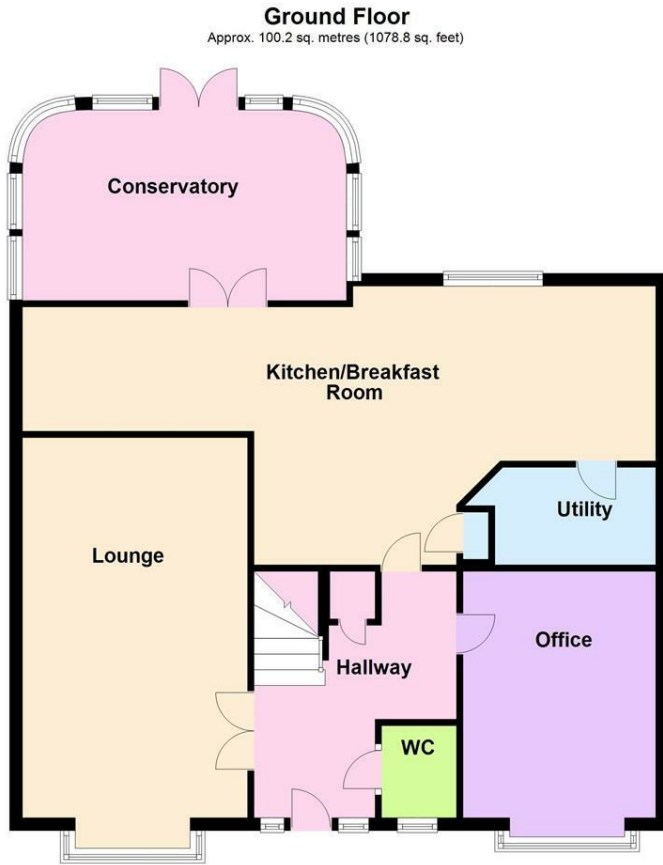


The rear garden is mainly laid to lawn which is edged by attractive sleepers together with a paved patio seating area and mature trees. There is gated access to both sides of the property.

## Double Garage 15' x 16' (4.57m x 4.88m)

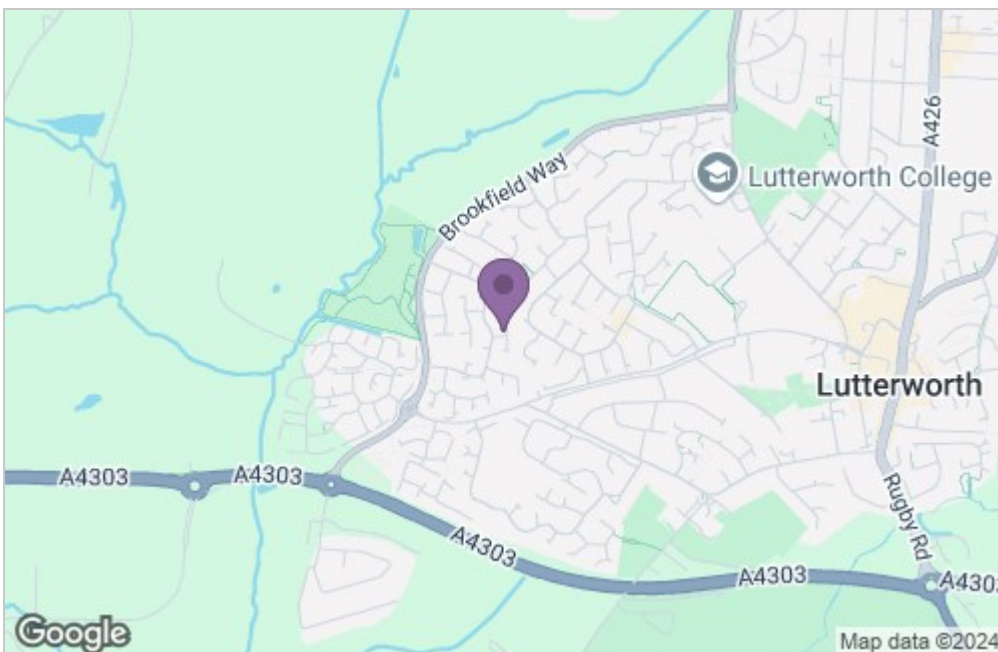
A double garage with two up and over doors to the front and a personal door opening into the garden. Power and light is connected. There is a block paved drive in front of the garage that provides off road parking.

## Floor Plan

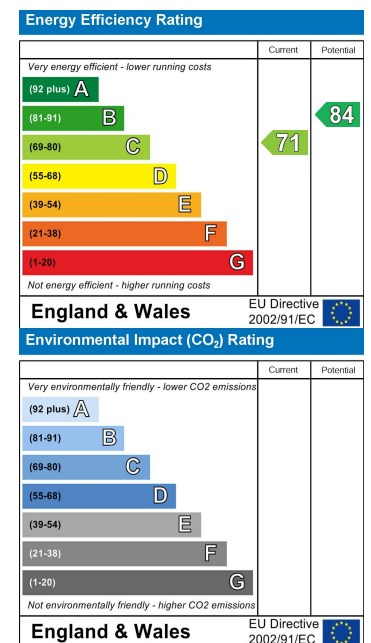


Total area: approx. 169.7 sq. metres (1826.2 sq. feet)

## Area Map



## Energy Efficiency Graph



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