

25 Poppy Road, Lutterworth, LE17 4UW



£285,000

Welcome to this charming three-bedroom semi-detached home located on the popular Poppy Road in Lutterworth. As you step into the property, you are greeted by an inviting entrance hall leading to a cloakroom, a modern fitted kitchen, and a spacious lounge diner. The lounge diner is a perfect space for entertaining, with French doors that open into the delightful garden, creating a seamless indoor-outdoor living experience. Upstairs, you will find two generously sized double bedrooms, a cosy single bedroom, and a well-appointed family bathroom. The layout of the bedrooms offers flexibility for various living arrangements, whether it be for a growing family or for those in need of a home office space. One of the highlights of this property is its rear garden, which is not only private but also overlooks scenic fields, providing a tranquil setting for relaxation or outdoor gatherings. Additionally, the property comes with a single garage and a driveway, offering off-road parking for your convenience. Don't miss the opportunity to make this lovely house your home, where you can enjoy the best of both indoor comfort and outdoor serenity. Contact us today to arrange a viewing and envision the possibilities that this property holds for you and your loved ones.

Service without compromise

Hall



Step into this home via a composite front door where you will find oak laminate flooring and the stairs rise to the first floor accommodation.

Cloakroom 2,10" x 4'9" (0.61m,3.05m x 1.45m)



Fitted with a low level WC, wall hung wash hand basin, luxury vinyl flooring, radiator and an opaque window to the front aspect.

Kitchen 11'9 x 8'8 (3.58m x 2.64m)



Fitted with a wide range of modern cabinets with complimenting surfaces. Stainless steel bowl and half sink unit with mixer taps, built under oven with gas hob and extractor canopy. Integral dishwasher. Space for a washing machine and fridge-freezer. Tile effect vinyl flooring and a window to the front aspect.

Lounge/Diner 14'8 x 16'2 (4.47m x 4.93m)



This spacious room is the ideal living space to relax in and to entertain friends and family. A set of French doors open onto the patio and a window overlooks the garden. Oak laminate flooring. There is also a useful storage cupboard

Lounge Diner Photo Two



Bedroom One 13'5 x 9'3 (4.09m x 2.82m)



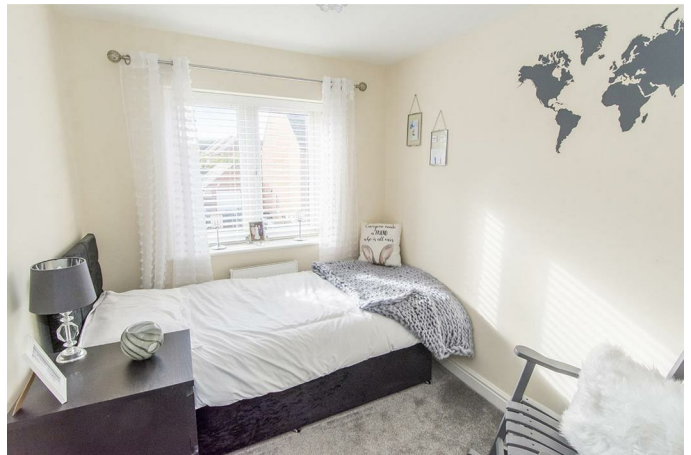
A double bedroom with built in wardrobes and a window overlooking the garden.

Bedroom Two 13'5 x 9'3 (4.09m x 2.82m)



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

Bedroom Three 8'8 x 7'2 (2.64m x 2.18m)



A generous single bedroom with a window to the front aspect.

Bathroom 6'1 x 6'9 (1.85m x 2.06m)



Fitted with a low level WC, hand wash basin, bath with shower over, heated towel rail, tile effect vinyl flooring and an opaque window to the rear aspect.

Rear Garden



The private garden backs onto fields and is mainly laid to lawn with a paved patio seating area to enjoy alfresco dining in the summer months. There is a space at the rear of the garage that is the perfect spot to dry your washing and to store your wheelie bins out of sight.

Garden Photo Two

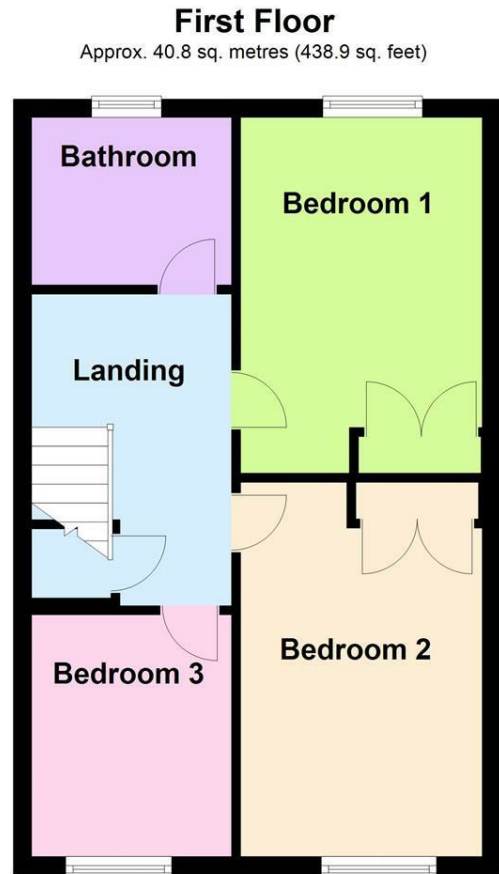
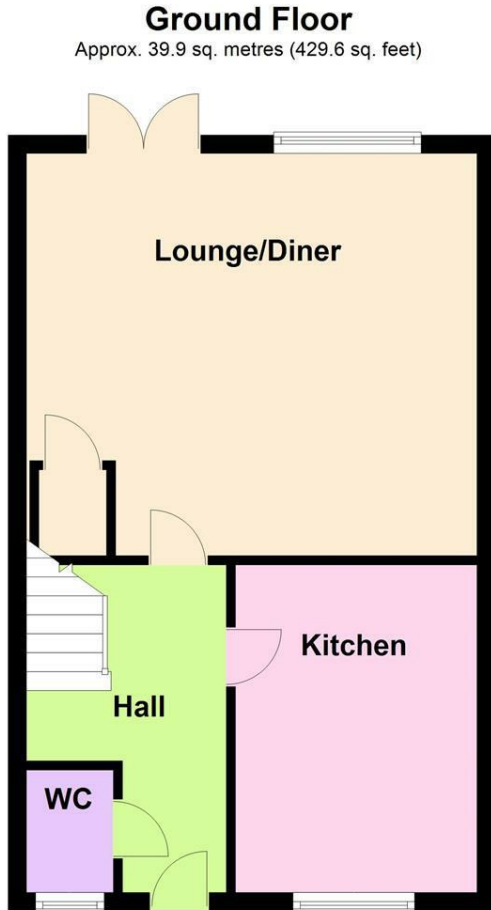


Garage & Parking



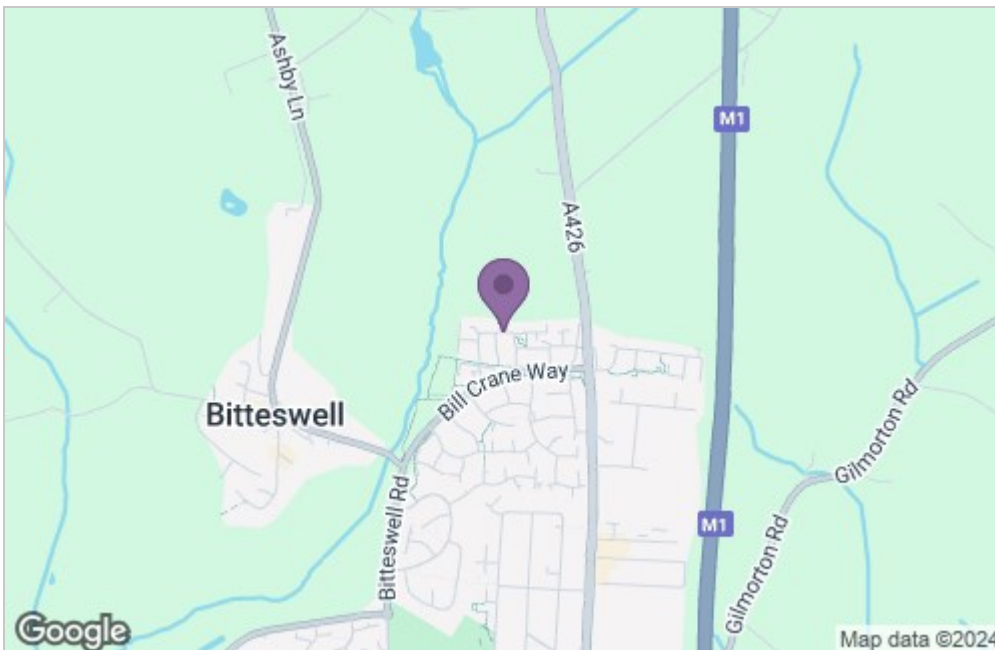
The detached inglenook garage has a pitched roof, up and over door, power and light is connected. The drive provides ample off road parking and gated access to the garden.

Floor Plan

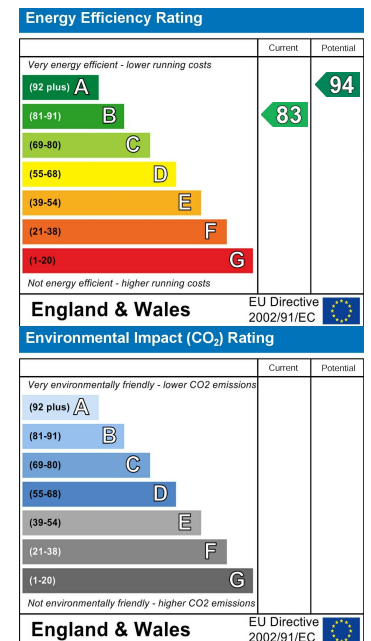


Total area: approx. 80.7 sq. metres (868.4 sq. feet)

Area Map



Energy Efficiency Graph



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