

## 30 Spring Close, Lutterworth, LE17 4DD



**£500,000**

Situated in the desirable residential area of Spring Close, Lutterworth, this remarkable five-bedroom detached house presents an exceptional opportunity for families seeking both comfort and convenience. The property is ideally located near local schools and the vibrant town centre, fostering a welcoming community atmosphere. As you step inside, you are greeted by a spacious entrance hall that leads to a well-appointed cloakroom. The lounge is a charming space, enhanced by French doors that open directly onto the south-facing garden, inviting an abundance of natural light and creating a seamless connection to the outdoors. The open-plan breakfast kitchen flows effortlessly into the dining room, making it an ideal setting for family gatherings and entertaining guests. Practicality is further enhanced by a utility room and rear lobby, providing ample storage solutions and ease of access. The first floor boasts five generously sized bedrooms, each newly carpeted and neutrally decorated, ensuring a fresh and inviting environment. The master suite is particularly impressive, featuring an en-suite shower room and fitted wardrobes that offer ample storage space. The family bathroom is thoughtfully designed, complete with a shower over the bath for added convenience. The outdoor space is equally appealing, with a predominantly lawned south-facing garden adorned with attractive shrub borders and timber decking seating areas, perfect for enjoying sunny afternoons or hosting barbecues. For those with vehicles, the property includes a drive that provides ample off-road parking, while the garage has been cleverly adapted into two storage areas, enhancing the practicality of the home. This delightful property is a rare find in a sought-after location, making it an excellent choice for families looking to settle in a friendly community. Do not miss the opportunity to make this house your home.

*Service without compromise*



## Hall

Step into this lovely home via a composite front door where you will find the staircase rising to the first floor, laminate flooring and a useful understairs cupboard.

## Cloakroom 6'6" x 3'4" (1.98m x 1.02m)



Fitted with a low level WC and a wash hand basin. Laminate flooring. Opaque window to the rear aspect.

## Lounge 24'6" x 11'3" (7.47m x 3.43m)



The elegant lounge has a bay window to the front aspect, picture rails, a fireplace housing a gas fire and a set of French doors that open into the garden.

## Lounge Photo Two



## Breakfast Kitchen & Dining 24'6" x 10'6" (7.47m x 3.20m)



This open plan dining kitchen is the heart of the home with the kitchen being fitted with a wide range of modern cabinets and complimenting Corian worksurfaces. Undermounted bowl and half sink unit with mixer taps. Built-in self cleaning electric oven and combination microwave. Induction hob with extractor canopy. Integrated dishwasher and a water softener. The breakfast bar seating area opens into the dining room that is the ideal space to entertain friends and family. There are dual aspect windows and ceramic floor tiles.

Breakfast Kitchen Photo



Utility 7'10" x 6'1" (2.39m x 1.85m)



Fitted with wall and base cabinets with complimenting worksurfaces. Stainless steel sink unit with mixer taps. Space for a washing machine and tumble dryer. Window to the rear aspect. Ceramic floor tiles.

Rear Lobby 6'11" x 6'7" (2.11m x 2.01m)



There is space for an American fridge freezer. A back door gives access to the outside and a further personal door gives access to the garage and store.

Dining Photo





Landing



With new neutral carpets to the stairs and landing. Internal doors to all rooms. Airing cupboard. Two loft hatches.

Bedroom One 14'10" x 12'4" (4.52m x 3.76m)



A double bedroom with new neutral carpets & a range of built-in wardrobes and a window to the rear aspect. A door opens to the en-suite.

Bedroom One Photo Two



En-suite 7'10" x 6'11" (2.39m x 2.11m)



Fitted with a low level WC. Hand wash basin set into a vanity unit. Corner shower enclosure. Chrome heated towel rail. Ceramic wall and floor tiles. Opaque window to the rear aspect.

**Bedroom Two 11'2" x 11'7" (3.40m x 3.53m)**



A double bedroom with new neutral carpets & decoration, a window to the front aspect, built in wardrobe and a storage cupboard.

**Bedroom Three 14'10" x 9'8" (4.52m x 2.95m)**



A double bedroom with new neutral carpets & decoration, a window to the front aspect .

**Bedroom Four 11'2" x 10'3" (3.40m x 3.12m)**



A double bedroom with new neutral carpets & decoration, a window to the front aspect and a storage cupboard. This room is currently being used as a study/ TV room.

**Bedroom Five 10' x 8'2" (3.05m x 2.49m)**



A double bedroom with new neutral carpets, a window to the rear aspect and a built in wardrobe.



Bathroom 9'3" x 5' (2.82m x 1.52m)



Fitted with a low level WC. Hand wash basin set into a vanity unit. Bath with shower over and side screen. Chrome heated towel rail. Ceramic wall tiles and laminate flooring. Opaque window to the rear aspect.

Bathroom Photo Two



Garden



The beautiful south facing garden is mainly laid to lawn with well stocked shrub borders ,paved patio ,timber decked seating areas and a garden shed. There is an outside tap and gated side access to the frontage.

Outside & Parking



To the front of the property you will find an attractive pebbled garden area which is planted with ornamental bamboo and a block paved drive which provides ample off road parking.



Garden Photo Two



Garage & Store 14'11" x 7'6" - 14'11" x 10'2" ( 4.55m x 2.29m - 4.55m x 3.10m )

The sizable garage has been adapted into two rooms which can be accessed via the main house. There is power and light connected and an up and over door to the front.

Floor Plan



Area Map



Energy Efficiency Graph

