

## 21 Faringdon Avenue, Lutterworth, LE17 4DJ



**£415,000**

Situated in the sought-after residential area of Faringdon Avenue, this delightful four-bedroom detached family home offers a perfect blend of comfort and modern living. The property is conveniently located close to the town centre and local amenities, making it an ideal choice for families seeking both tranquillity and accessibility. Upon entering, you are greeted by a welcoming entrance hall that leads to a well-appointed cloakroom. The spacious lounge, complete with a charming fireplace, provides an inviting space for relaxation and family gatherings. The heart of the home is undoubtedly the dining kitchen, which boasts elegant granite surfaces and a stylish range cooker. The kitchen is designed for both functionality and aesthetics, with patio doors that seamlessly connect the indoor space to the outdoor garden, perfect for entertaining or enjoying a quiet evening. The first floor features a generously sized master bedroom with an en-suite shower room, ensuring privacy and convenience. Three additional bedrooms provide ample space for family or guests, complemented by a well-equipped family bathroom. The outdoor area is a true highlight, with a garden primarily laid to lawn, offering a safe and enjoyable space for children to play. A paved patio and a timber decked area provide excellent options for outdoor dining and relaxation. The property also benefits from a double garage and ample off-road parking, ensuring that convenience is at the forefront of this home. With no upward chain, this property is ready for you to move in and make it your own. This charming family home in Lutterworth is not to be missed, offering a wonderful opportunity for those looking to settle in a vibrant community.

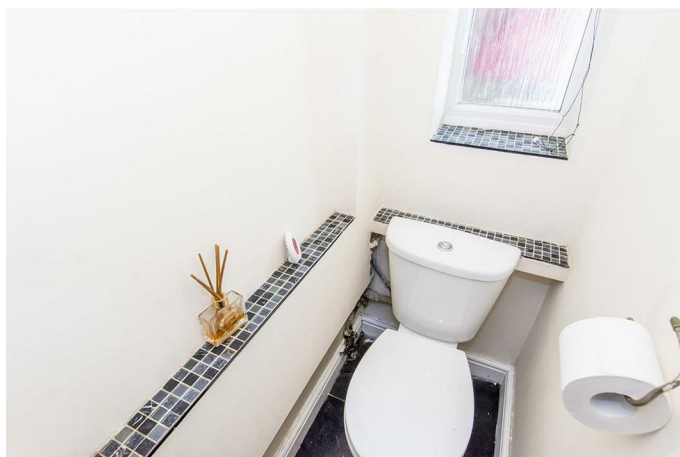
*Service without compromise*

Entrance Hall 11' x 4'2" (3.35m x 1.27m)



Enter via a Upvc door into the hall where you will find slate flooring, a radiator , storage cupboard and the stairs rising to the first floor.

Cloakroom 5'4" x 2'5" (1.63m x 0.74m)



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

Dining Kitchen 18'8" x 7'10" (5.71m x 2.39m )



Fitted with a wide range of modern cabinets with granite surfaces. Stainless steel bowl and half undermounted sink with mixer taps. Range cooker with extractor canopy over. Integrated dishwasher and fridge. Space for a fridge-freezer. Slate flooring and a window to the side aspect. The dining area is the perfect space to entertain friends & family with a set of sliding patio doors that open into the garden.

Dining Kitchen Photo Two





Dining Photo



Lounge Photo 2



Lounge 18'8" x 11'10" (5.71m x 3.63m)



Conservatory 15'2" x 8'9" (4.62m x 2.67m)



The bay-fronted lounge has a feature fireplace housing a gas fire, laminate flooring and a set of sliding patio doors open into the conservatory.

Linking from the lounge the sizeable conservatory has laminate flooring, ample power sockets, a radiator and a set of French doors that open into the garden.

Landing



A window to the side aspect allows lots of natural light to flood in. Loft hatch. Doors to all the bedrooms and the family bathroom.

Bedroom One 9'11" x 12'2" (3.03m x 3.71m )



A double bedroom with a window to the front aspect and a radiator. A door opens into the En-suite.

Bedroom One Photo 2



En-suite 6'11" x 6' (2.11m x 1.83m)



Fitted with a low level WC. Wash hand basin. Corner shower cubicle. Ceramic wall tiles & luxury vinyl flooring.

En-suite Photo 2





**Bedroom Two 12'1" x 7'10" (3.7m x 2.41m)**



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

**Bedroom Three 12'9" x 7'10" (3.9m x 2.41m)**



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

**Bedroom Four 6'5" x 9'10" (1.96m x 3.01m)**



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

**Bathroom 6'11" x 6' (2.11m x 1.83m)**



Fitted with a low level WC. Wash hand basin set onto a vanity cupboard. Bath. Heated towel rail. Ceramic wall and floor tiles. Opaque window to the front aspect.

Garden



The garden is mainly laid to lawn with shrub borders, a paved patio seating area and a timber decked area situated at the top of the garden. There is an outside tap and gated side access into the rear lobby.

Garden Photo 2



Garden Photo 3



Rear Aspect





## Rear Lobby 15'11" x 3'11" (4.85m x 1.19m)



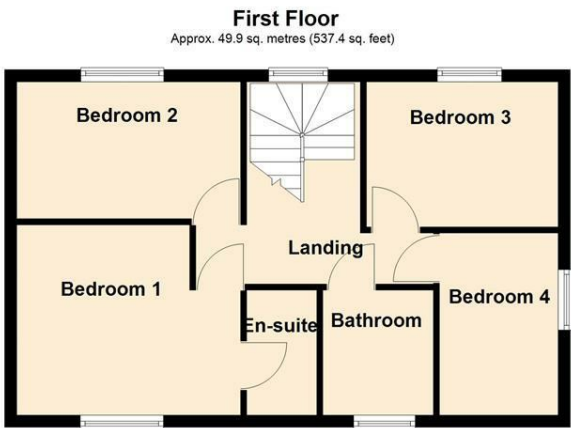
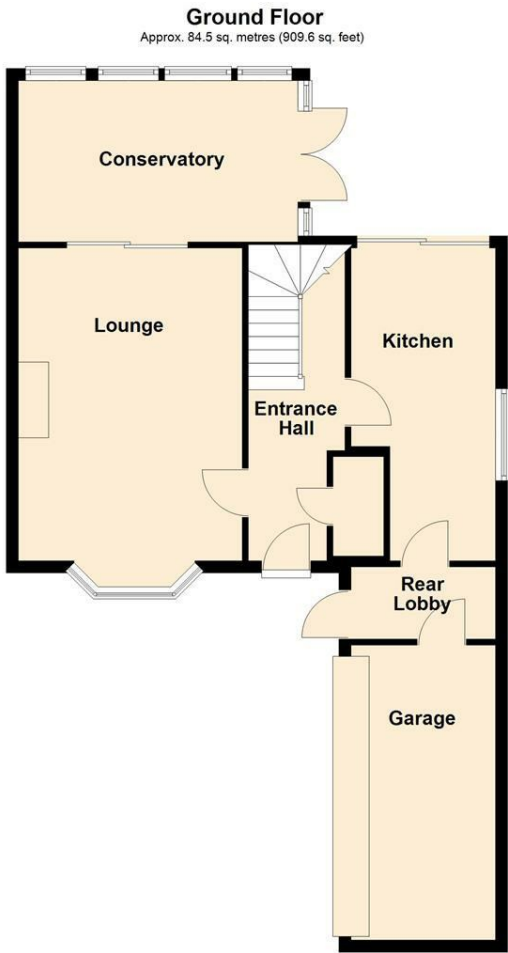
The rear lobby is fitted with a range of storage cabinets. Doors give access from the front of the property, the garage and the garden.

## Double Garage & Parking 16' x 16'8" (4.88m x 5.08m)



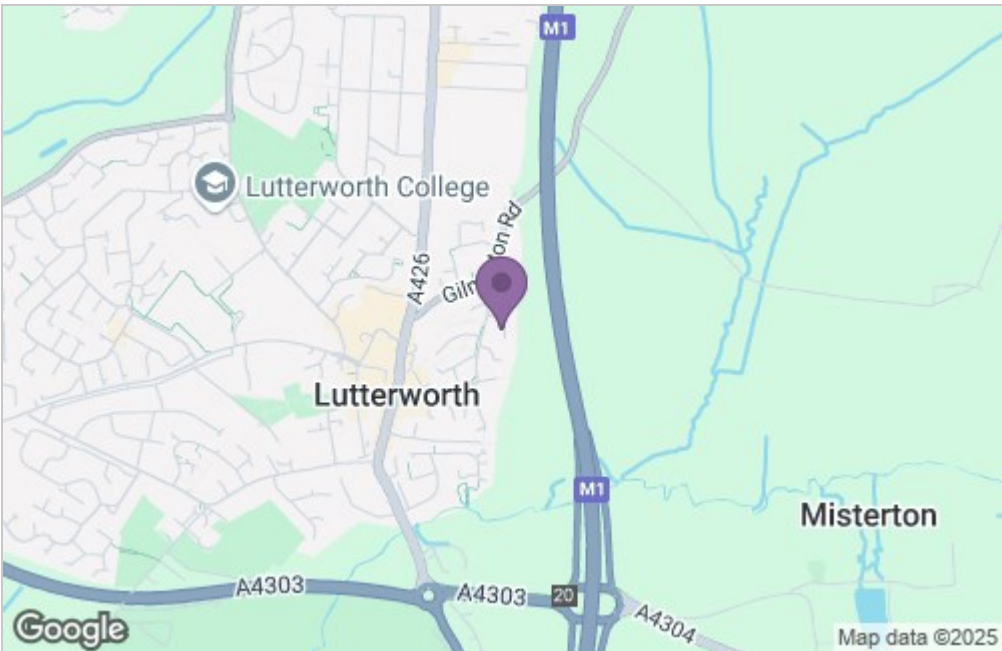
The double garage has an up and over to the front. Power and light is connected. There is a partitioned office / workshop space within the garage. A side door opens into the rear lobby. The driveway provides ample off road parking.

Floor Plan

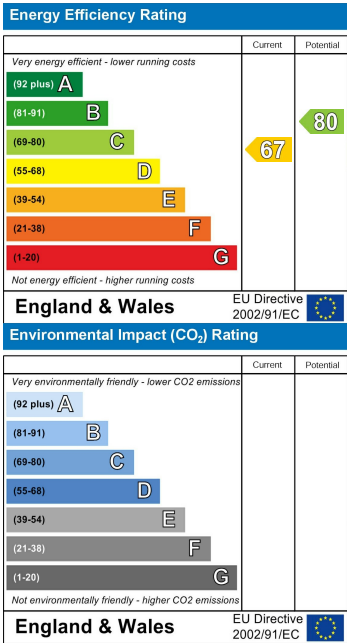


Total area: approx. 134.4 sq. metres (1447.0 sq. feet)

Area Map



Energy Efficiency Graph



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