

9 Allfrey Close, Lutterworth, LE17 4FH



£400,000

Situated in the popular residential location on Allfrey Close, this exquisite four-bedroom detached family home is a true gem, presented to a high standard. The property is situated in a peaceful tucked-away position, offering both privacy and tranquillity. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient cloakroom. The spacious lounge features dual aspect windows, allowing natural light to flood the room, creating a warm and inviting atmosphere. Adjacent to the lounge is a family room that seamlessly opens into a delightful conservatory, perfect for enjoying the garden views throughout the seasons. The modern fitted breakfast kitchen is a culinary enthusiast's dream, providing ample space for family meals and gatherings. Two of the four bedrooms come with built-in wardrobes, ensuring plenty of storage. The master bedroom boasts an ensuite bathroom, offering a private retreat, while the family bathroom is equipped with a shower over the bath, catering to all your needs. Step outside to discover a private south-westerly garden, predominantly laid to lawn and adorned with mature trees and shrubs, creating a picturesque setting. The paved patio area is ideal for al-fresco dining, making it the perfect spot for summer gatherings or quiet evenings under the stars.

For your convenience, the property includes a drive that provides ample off-road parking, leading to a dingle garage, ensuring that all your parking needs are met. This charming family home combines comfort, style, and practicality, making it an ideal choice for those seeking a peaceful yet vibrant community in Lutterworth. Don't miss the opportunity to make this wonderful property your own.

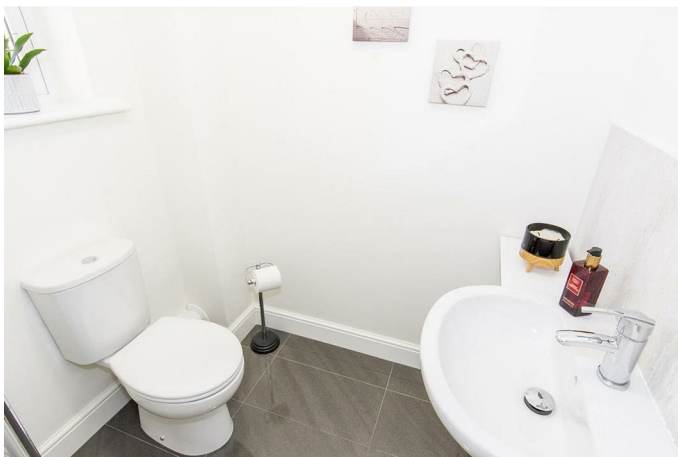
Service without compromise

Entrance Hall 10'10" x 5'4" (3.30m x 1.63m)



Enter via a composite door into this lovely home where you will find quick-step laminate flooring. There is a radiator and the staircase rises to the first floor.

Cloakroom 4'2" x 5'7" (1.27m x 1.70m)



Fitted with a low level WC. Wash hand basin. Chrome heated towel rail. Ceramic floor tiles. Opaque window.

Breakfast Kitchen 14'3" x 10'10" (4.34m x 3.30m)



Fitted with a wide range of modern cabinets with composite work surfaces. Composite sink with mixer taps. AEG oven, combination microwave, induction hob and integrated dishwasher. There is space for an American fridge-freezer. Ceramic tiles. Dual windows to the rear aspect and a door gives access to the outside. There is ample space for a breakfast table.

Breakfast Kitchen photo 2



Utility Room 5'11 x 5'3 (1.80m x 1.60m)



Fitted with modern cabinets with composite surfaces. Composite sink unit with mixer taps. Space for a washing machine and tumble dryer. Ceramic floor tiles. Window to the side aspect. Radiator. Understairs storage cupboard.

Lounge 14'5 x 12'4 (4.39m x 3.76m)



The lounge has dual aspect windows allowing lots of natural light to flood in. There is a radiator and a fireplace that houses gas fire.

Lounge Photo 2



Dining Room/ Work from Home Office 10'6 x 9'7 (3.20m x 2.92m)



This flexible room has quick-step laminate flooring and a radiator. A set of patio doors open into the conservatory.

Dining Room Photo 2



Landing



Conservatory 11'10" x 9'10" (3.61m x 3.00m)



This lovely sunny room is currently being used as a dining room and has ample power sockets, electric wall heater, ceiling fan and a set of French doors opening into the garden.

The galleried landing has window to the side aspect, an airing cupboard and a radiator. Internal doors give access to the bedrooms and family bathroom.

Master Bedroom 11'4 x 10'10 (3.45m x 3.30m)



A king-sized bedroom with a window to the rear aspect, built in wardrobes and a radiator.

Master Bedroom Photo 2



Bedroom Two 13'0 x 8'4 (3.96m x 2.54m)



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

En-Suite 6'2" x 5'6" (1.88m x 1.68m)



Fitted with a low level WC. Pedestal wash hand basin. Corner shower enclosure. Ceramic wall tiles and luxury vinyl flooring. Radiator.

Bedroom Two Photo 2



Bedroom Three 10'10 x 9'4 (3.30m x 2.84m)



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

Bedroom Three Photo 2



Bedroom Four 9'5 x 6'4 (2.87m x 1.93m)



A single bedroom with a window to the side aspect and a radiator. This room is currently being used as a work from home office / hobby room.

Bathroom 8'4 x 6'1 (2.54m x 1.85m)



Fitted with a low level WC. Pedestal wash hand basin. Bath with shower over. Ceramic wall tiles and luxury vinyl flooring. Radiator. Opaque window to the front aspect

Bathroom Photo 2



Garden Photo 2



Rear Garden



Rear Aspect Photo



Step outside to discover a private south-westerly garden, predominantly laid to lawn and adorned with mature trees and shrubs, creating a picturesque setting. The paved patio area is ideal for al-fresco dining, making it the perfect spot for summer gatherings or quiet evenings under the stars. There is an outside tap and gated side access .

Outside & Parking



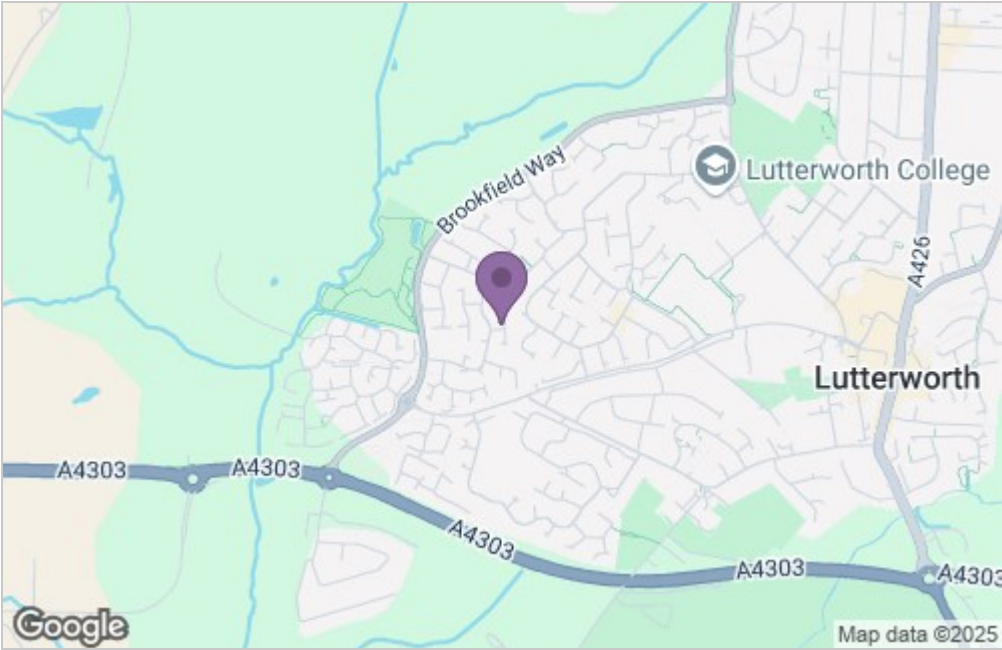
Situated in a tucked away position the block paved drive provides ample parking and leads to the single garage.

Floor Plan



Total area: approx. 110.6 sq. metres (1190.2 sq. feet)

Area Map



Energy Efficiency Graph

