

43 Leaders Way, Lutterworth, LE17 4YS

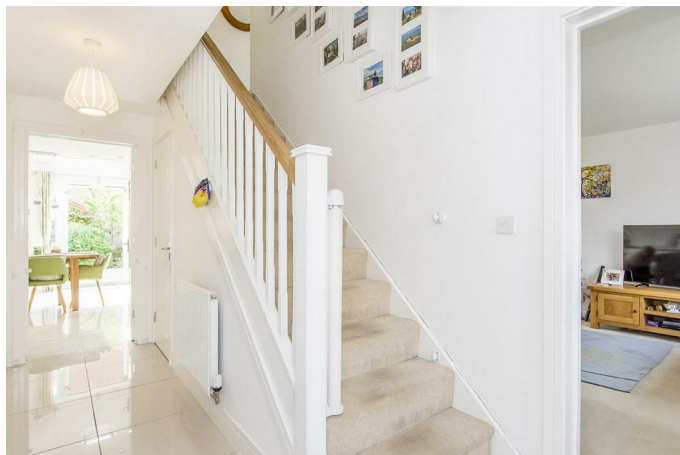


£435,000

Situated in the highly sought-after Leaders Way in Lutterworth, this exquisite four-bedroom detached family home offers an exceptional living experience. The property is ideally situated, boasting one of the finest locations in the area, making it perfect for families seeking both comfort and convenience. Upon entering, you are greeted by a welcoming entrance hall that leads to a cloakroom, providing practicality for everyday living. The front of the home features a charming dining room or snug, perfect for intimate gatherings. The spacious lounge, adorned with dual aspect windows, invites an abundance of natural light, creating a warm and inviting atmosphere. At the heart of the home lies the family dining kitchen, a delightful space designed for both cooking and entertaining. This well-appointed kitchen is fitted with a range of modern appliances and offers ample room for a dining table, making it the ideal spot for family meals. French doors seamlessly connect the kitchen to the beautifully landscaped garden, enhancing the indoor-outdoor living experience. Adjacent to the kitchen, a utility room adds further convenience. The principal bedroom is a true retreat, featuring built-in wardrobes and a private ensuite shower room. The family bathroom is thoughtfully designed, complete with a shower over the bath, catering to the needs of the household. Step outside to discover a walled garden that provides a degree of privacy, perfect for relaxation and outdoor entertaining. The garden has been meticulously landscaped, showcasing a paved patio and a circular manicured lawn, along with an outdoor kitchen that invites alfresco dining during the warmer months. The property also benefits from a generous driveway, offering ample off-road parking, and leads to a garage, ensuring that all your storage needs are met. This remarkable home is a perfect blend of style, comfort, and practicality, making it an ideal choice for families looking to settle in a desirable location.

Service without compromise

Entrance Hall 15'2" x 6'10" (4.62m x 2.08m)



Enter via a composite door into the hall where you will find ceramic floor tiles, storage cupboard, radiator and the stairs rise to the first floor.

Cloakroom 5'3" x 4'0" (1.60m x 1.22m)



Fitted with a low level WC and pedestal hand wash basin. Ceramic floor tiles. Radiator. Opaque window to the side aspect.

Dining Room 10'5" x 9'3" (3.18m x 2.82m)



With a window to the front aspect this separate dining room is a flexible space that is currently being used as a snug.

Lounge 23'4" x 11'4" (7.11m x 3.45m)



This spacious lounge has dual aspect windows to both to the front and rear aspect allowing lots of natural light flood in. There is a wall mounted electric fire and two radiators.

Lounge Photo 2



Family Dining Photo 2



Family Dining/Kitchen 17'5" x 16'6" (5.31m x 5.03m)



Family Dining Kitchen Photo 3



This fabulous family dining kitchen is fitted with a wide range of modern cream hi-gloss cabinets with complimenting surfaces, ceramic floor tiles, stainless steel bowl and half sink unit, eye-level double oven, induction hob with extractor canopy, integrated fridge freezer and dishwasher. There is ample room for a full-sized dining table to enjoy family meals together having attractive lighting above. Two Velux roof windows and a set of French doors open into the garden. A door opens into the utility room.

Utility 6'8" x 5'3 (2.03m x 1.60m)



There is space and plumbing for a washing machine. A stainless steel sink unit with mixer taps. The wall mounted gas central heating boiler is neatly hidden into a wall cabinet. Ceramic floor tiles and a glazed door gives access to the outside.

Landing



Communicating doors to all first floor rooms. The airing cupboard houses the hot water cylinder. Radiator.

Principal Bedroom 13'4" x 11'10" (4.06m x 3.61m)



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

Principal Bedroom Photo 2



En-Suite 7'8" x 4'10" (2.34m x 1.47m)



Fitted with a low level WC, pedestal hand wash basin, shower enclosure, chrome heated towel rail, ceramic wall tiles, vinyl flooring and an obscure glazed window to the front aspect.

Bedroom Two 12'1" x 10'9" (3.68m x 3.28m)



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

Bedroom Two Photo 2



Bedroom Three 13'8" 12'3" (4.17m 3.73m)



A double bedroom with a radiator and a window overlooking the garden.

Bedroom Three Photo 2



Bedroom Four 9'10" x 9'8" (3.00m x 2.95m)



A double bedroom with a radiator and a window overlooking the garden.

Bedroom Four Photo 2



Family Bathroom 6'5" x 6'3" (1.96m x 1.91m)



Fitted with a low level WC, pedestal hand wash basin, bath with shower over, chrome heated towel rail, ceramic wall tiles, vinyl flooring and an obscure glazed window.

Family Bathroom Photo 2



Garden



Step outside to discover a walled garden that provides a degree of privacy, perfect for relaxation and outdoor entertaining. The garden has been meticulously landscaped, showcasing a paved patio and a circular manicured lawn, along with an outdoor kitchen that invites alfresco dining during the warmer months. There is space behind the garage to store wheelie bins.

Garden Photo 2



Garden Photo 3



Rear Aspect



Garage & Parking 19'1 x 10'8 (5.82m x 3.25m)



The drive provides ample off road parking and has an EV charging point. The garage has a pitched roof, power & light connected and an up and over door to the front.

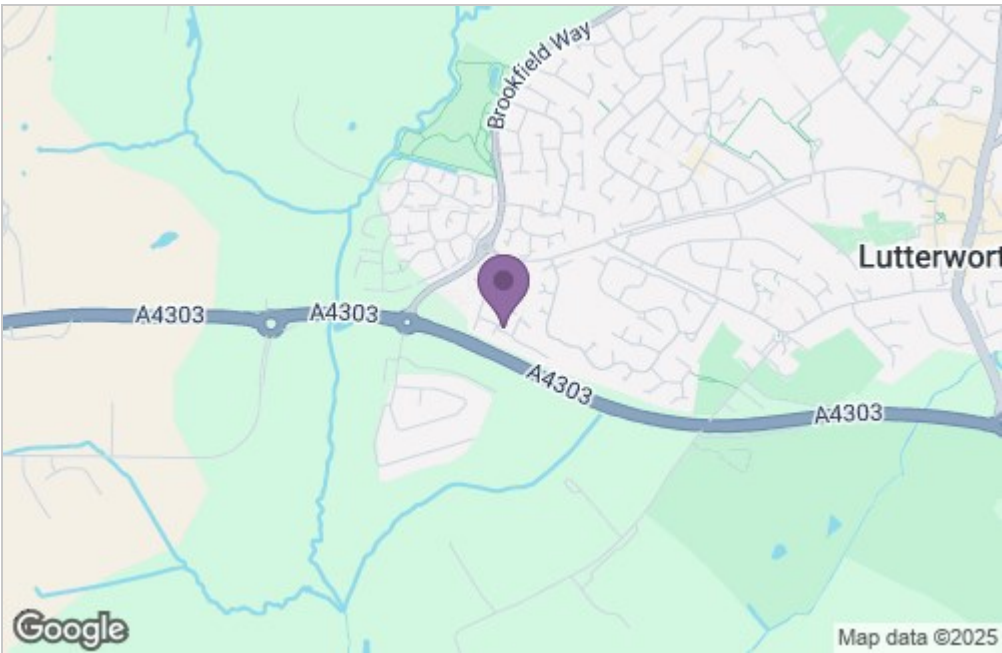
Driveway & Ev Charging



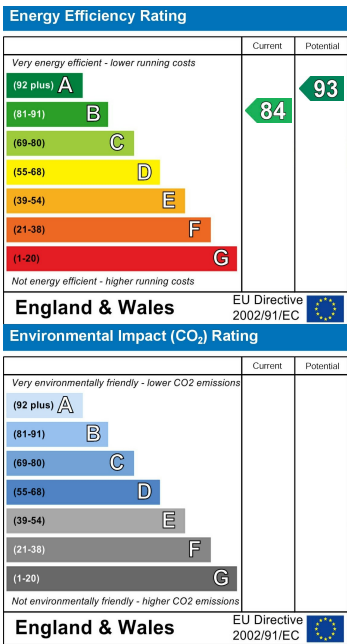
Floor Plan



Area Map



Energy Efficiency Graph



Service without compromise