

13 Valley Close, Lutterworth, LE17 4FQ



£375,000

Situated in the desirable Valley Close of Lutterworth, this splendid detached house, built by Mulberry Homes, offers an exceptional family living experience. With three generously sized double bedrooms, this property is perfect for those seeking space and comfort. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient cloakroom WC. The lounge is a delightful space, featuring French doors that open directly into the garden, allowing for a seamless flow between indoor and outdoor living. The modern dining kitchen is a true highlight, equipped with integrated appliances and ample room for a full-sized dining table, making it an ideal setting for family meals and entertaining. Another set of French doors provides easy access to the garden, enhancing the light and airy feel of the home. Additionally, a practical storage cupboard and a utility room add to the functionality of the ground floor. The first floor boasts a spacious master bedroom complete with an En-suite shower room, ensuring privacy and convenience. The family bathroom is well-appointed, featuring a shower over the bath, catering to all your bathing needs. Outside, the garden is a tranquil retreat, predominantly laid to lawn with an extensive paved patio, perfect for al fresco dining or simply enjoying the sunshine. Importantly, the garden is not overlooked, providing a sense of privacy and seclusion. To the front of the property, a driveway offers off-road parking, complemented by an additional parking space and a single garage, ensuring ample space for vehicles. This home, situated in a prime location within the development, is a rare find and is sure to appeal to families looking for a blend of modern living and outdoor space. Don't miss the opportunity to make this wonderful property your own.

Service without compromise

Entrance Hall



Accessed via composite front door with opaque double glazed window. Radiator. Ceramic tiled flooring. Stairs rising to the first floor.

Cloakroom 4'09" x 3'01" (1.45m x 0.94m)



Fitted with a pedestal wash hand basin and low level WC. Radiator. Extractor fan. Ceramic tiled flooring.

Dining Kitchen 29'10" x 9'5" (9.09m x 2.87m)



Double glazed dual aspect windows fitted with attractive wooden blinds. Door to spacious walk-in under-stairs storage cupboard. Range of fitted modern grey' base and wall units. Complimenting work surfaces and breakfast bar with matching splash backs. Fitted oven and five ring gas hob with stainless steel extractor hood over. Integrated fridge freezer and dishwasher. Stainless steel one and a half sink and drainer with mixer taps. Wall mounted gas fired combination central heating boiler. Two radiators. Ceiling down lighters. Television point. Ceramic tiled flooring. French doors open into the garden.

Dining Kitchen Photo 2



Kitchen Photo



Utility 6'5" x 5'3" (1.96m x 1.60m)



Base unit with complimenting work surfaces and splash backs. Space and plumbing for automatic washing machine and tumble dryer. Stainless steel sink and drainer. Radiator. Ceramic tiled flooring. Composite glazed door leading to the outside.

Landing



Double glazed window to the rear aspect fitted with attractive wooden blinds. Timber balustrade. Radiator. Built in linen cupboard/wardrobe.

Dining Photo



Bedroom One 14'6" x 10'4" (4.42m x 3.15m)



A double bedroom with ample room for a double wardrobe, a double glazed window to the rear elevation fitted with attractive wooden blinds. Radiator.

Bedroom One Photo 2



En-suite 3'10 x 8'04 (1.17m x 2.54m)



Fitted with a tiled double shower cubicle with mixer shower fitment. Pedestal wash hand basin. Low level WC. Complementary upgraded tiling. Chrome heated towel rail. Opaque double glazed window fitted with attractive wooden blinds. Vinyl flooring.

En-suite Photo 2



Bedroom Two 9'6" x 9'10" (2.90m x 3.00m)



A double bedroom with a double glazed window to the front elevation fitted with attractive wooden blinds. Radiator.

Bedroom Three 8'11" x 9'10" (2.72m x 3.00m)



A double bedroom with a double glazed window to the rear elevation fitted with attractive wooden blinds. Radiator.

Bedroom Three Photo 2



Bathroom 7'05" x 5'06" (2.26m x 1.68m)



Fitted with a bath with mixer shower attachment and side screen. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. Complementary upgraded tiling. Opaque double glazed window fitted with attractive wooden blinds. Vinyl flooring.

Garden



Outside, the garden is a tranquil retreat, predominantly laid to lawn with an extensive paved patio, perfect for al fresco dining or simply enjoying the sunshine. Importantly, the garden is not overlooked, providing a sense of privacy and seclusion. Gated access to the driveway & garage.

Garden Photo 2



Garden Photo 3



Rear Aspect Photo



Outside & Parking



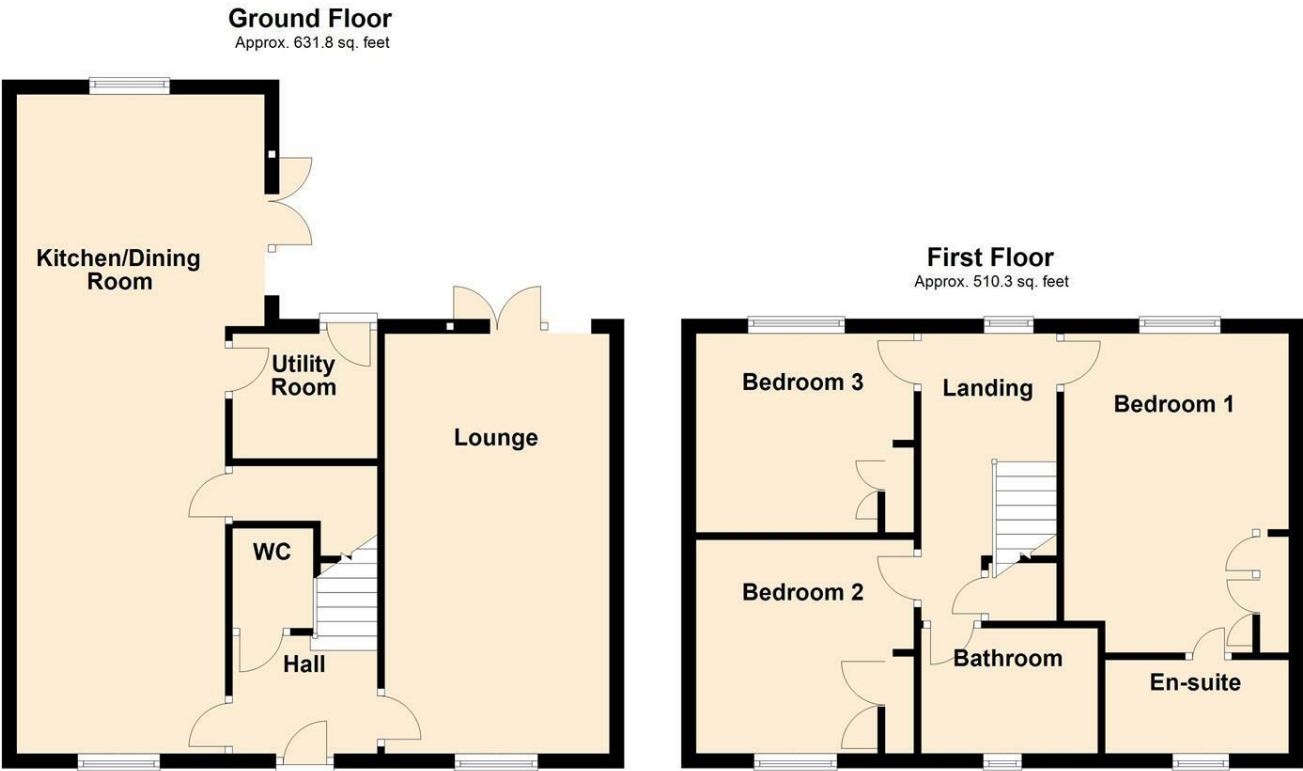
To the front of the property, a block paved driveway offers off-road parking, complemented by an additional parking space and a single garage, ensuring ample space for vehicles.

Garage



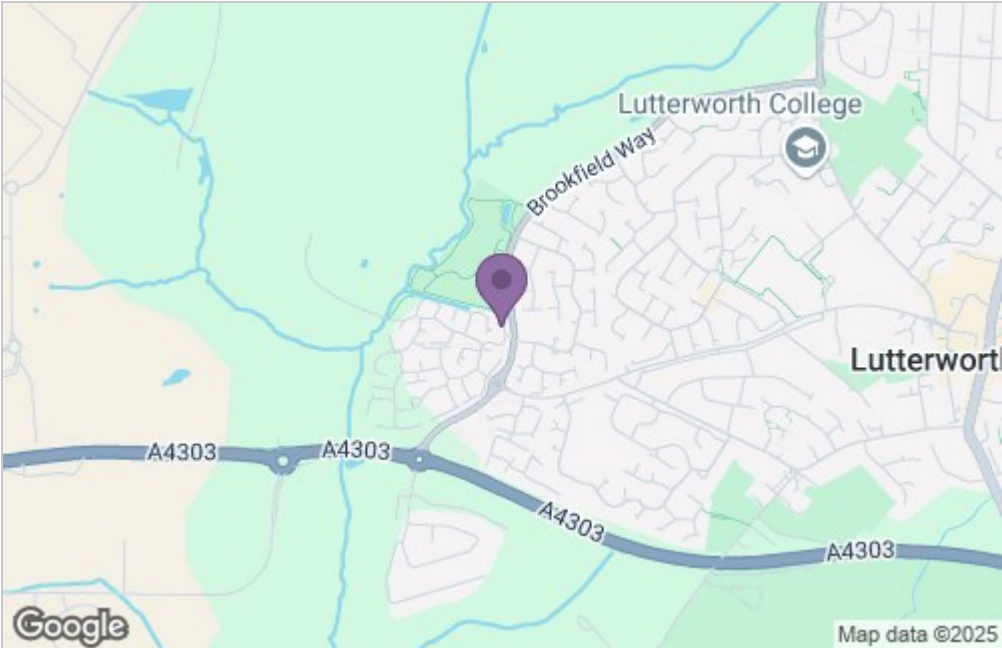
The single garage has a pitched roof, an up and over door to the front, power & light is connected.

Floor Plan

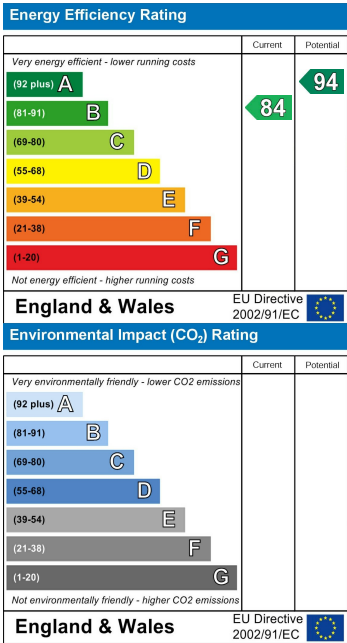


Total area: approx. 1142.1 sq. feet

Area Map



Energy Efficiency Graph



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