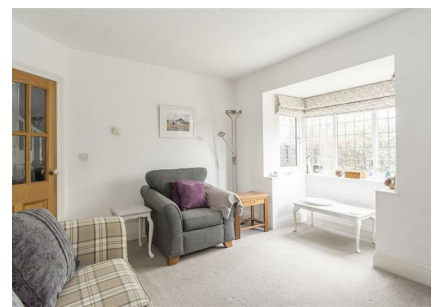


The Holt Rugby Road, Lutterworth, LE17 4HN



£695,000

The Holt is a stylish four bedroom family home which offers spacious living space and occupies a non estate location just outside of Lutterworth's Town Centre. Built in 2003 this home caters for every families requirement's and is set on a generous plot with a wrap around mature gardens, a detached double garage and ample off road parking. The accommodation comprises, spacious entrance hall, cloakroom, study/ work from home office, sitting room, dining room opening into the wonderful oak framed garden room, lounge, breakfast kitchen with central island & utility room. On the first floor you will find four generous bedrooms with the master & guest bedroom having en-suites and there is also a family bathroom. Early viewing is advised to appreciate the quality and living space this lovely home offers.

Service without compromise

ADAMS & JONES

Storm Porch

This canopied storm porch leads to a welcoming entrance hall.

Hallway



A spacious and welcoming entrance hall with a balustrade staircase having a useful under stairs cupboard and ceramic tiled underfloor heating.

Cloakroom 6'1" x 3' (1.85m x 0.91m)



Fitted with a low flush WC, hand wash basin, ceramic tiled underfloor heating and an obscure glazed window.

Study 10'4" x 9'1" (3.17 x 2.79)



This useful work from home office / study has a window to the front aspect and underfloor heating.

Sitting Room 13'8" x 13'5" (4.19 x 4.09)



With a box bay window to the front aspect and underfloor heating .

Service without compromise

Dining Room 15'9" x 9'10" (4.80m x 3.00m)



This lovely dining area is the perfect space to entertain friends and family with ceramic tiled underfloor heating. Open plan from the breakfast kitchen and through to the garden room.

Lounge 18'4" x 13'9" (5.59 x 4.21)



The spacious lounge has a feature fireplace housing a coal effect gas fire, dual aspect windows, underfloor heating and a set of French doors opening into the garden room.

Garden Room 13'1" x 12'3" (4.01 x 3.74)



This superb oak framed garden room enjoys views over the garden with underfloor heating and links through to the dining area and lounge.

Breakfast Kitchen 19'8" x 12'8" (5.99m x 3.86m)



Fitted with a range of high quality cabinets with granite surfaces, Belfast double sink, Range style cooker with extractor canopy, integrated dishwasher & fridge freezer, built in microwave and wine cooler. There is a central island which has additional storage cabinets and also breakfast bar seating.

Breakfast kitchen Picture Two



Utility Room 9' x 5' (2.74m x 1.52m)



The utility area has a porcelain sink unit, integrated washing machine & tumble dryer, storage cabinets with granite surfaces.

Landing



The spacious galleried landing has a window to the front aspect, a radiator, loft hatch and an airing cupboard.

Bedroom One 18'0" x 13'10" (5.5 x 4.24)



A double bedroom with a range of built in wardrobes, oak flooring, two radiators and a window overlooking the garden.

Bedroom One En-Suite 18' x 13'1" (5.49m x 3.99m)



Fitted with a low flush WC, dual circular hand wash basins set onto a bespoke cabinet, shower cubicle, chrome heated towel rail and ceramic wall and floor tiles.

Guest En-Suite 16' x 13' (4.88m x 3.96m)



Fitted with a low flush WC, wash hand basin, shower cubicle, chrome heated towel rail and ceramic wall and floor tiles.

Guest Bedroom 16'4" x 12'11" (4.98 x 3.96)



A double bedroom with a range of built in wardrobes, a radiator, oak flooring and a window overlooking the garden.

Bedroom Three 10'7" x 13'5" (3.23 x 4.09)



A double bedroom with a range of built in wardrobes, radiator, oak flooring and a window to the front aspect.

Bedroom Four 9'11" x 12'9" (3.04 x 3.91)



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

Bathroom 8' x 8' (2.44m x 2.44m)



Fitted with a low flush WC, hand wash basin, bath, separate shower cubicle and a Victoriana heated towel rail.

Garden



This generous private garden is mainly laid to lawn with a paved patio, well stocked shrub borders and is surrounded by mature trees.

Garden Picture Two



Double Garage 18' x 18' (5.49m x 5.49m)



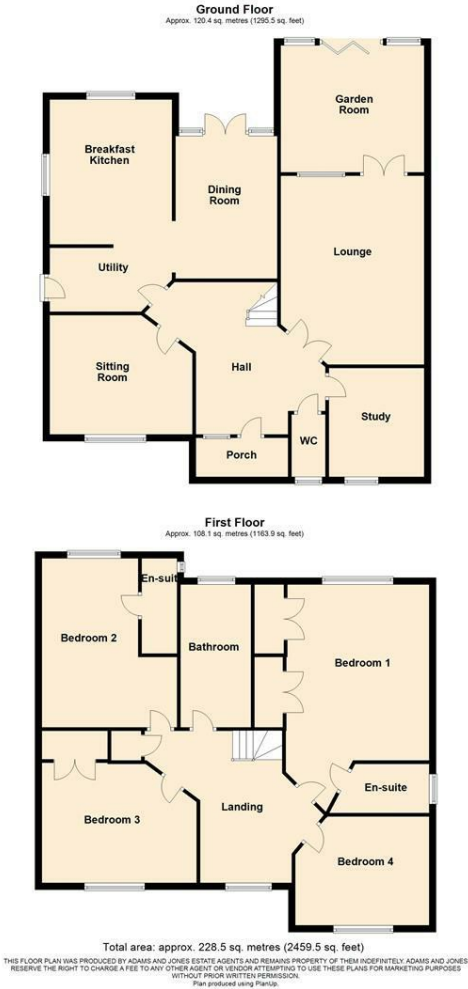
A detached double garage with a pitched roof, power & light connected and a personal door to the garden.

Outside & Parking

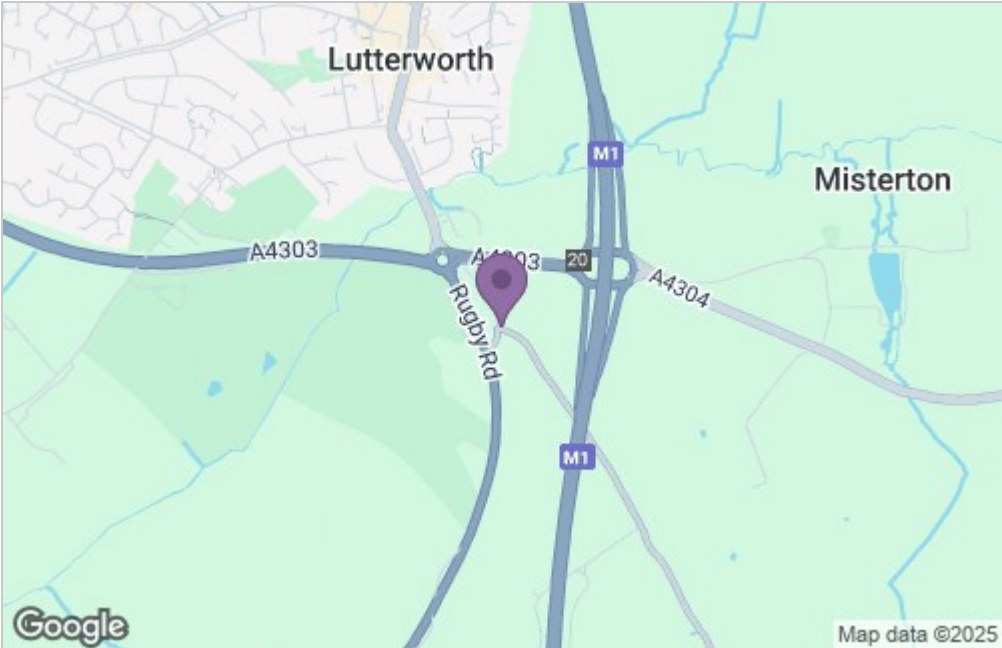


The drive is accessed via a set of timber five bar gates and provides parking for several vehicles, there is also a timber five bar gate. You will find two outside power points and an outside tap. Oak canopied entrance to the side and a covered storm porch gives access to the front of the property.

Floor Plan



Area Map



Energy Efficiency Graph

