

8 Burdock Drive, Lutterworth, LE17 4GZ



£470,000

Situated on Burdock Drive in the picturesque town of Lutterworth, this stunning new build property by the renowned Mulberry Homes presents an exceptional opportunity for those in search of a modern family residence. This detached house is designed with both style and practicality in mind, making it an ideal choice for contemporary living. As you step inside, you are greeted by a spacious entrance hall that leads to a convenient cloakroom, setting a welcoming tone throughout the home. The generous living room is filled with natural light, courtesy of French doors that open up to the enclosed garden, creating a seamless connection between indoor and outdoor spaces—perfect for enjoying sunny afternoons. The family dining kitchen is designed for gatherings, while a utility room enhances the functionality of daily life. This property boasts four well-proportioned bedrooms, including a luxurious master suite complete with an en-suite bathroom, ensuring comfort and privacy for all family members. A well-appointed family bathroom serves the remaining bedrooms, providing ample facilities for a busy household. Outside, the garden is a delightful retreat, featuring a paved patio area and lush turf, making it an excellent space for outdoor relaxation and entertaining guests. The property also includes a single garage and ample off-road parking, adding to the convenience of family life. For those with electric vehicles, a 7kw car charging point is thoughtfully included, catering to modern needs. Additionally, the property is equipped with inset solar panels, promoting energy efficiency and sustainability. Whether you seek a peaceful sanctuary or a vibrant space to create cherished memories, this detached family home on Burdock Drive offers an exceptional blend of comfort, convenience, and contemporary living. Mulberry are offering a £20,000 cash back for a reservation placed in August.

Service without compromise

Entrance Hall



Enter via a composite front door into the spacious hall, with ceramic tiled flooring, where you will find a storage cupboard, a radiator and the staircase rises to the first floor accommodation.

Cloakroom 6'4" x 3'0" (1.93m x 0.91m)



Fitted with a low flush WC and wash hand basin. Half height ceramic wall tiles, ceramic floor tiles and a radiator. Opaque double glazed window

Living Room 21'2" x 10'10" (6.45m x 3.30m)



This spacious living room has a window to the front aspect and a set of French doors that open into the garden. With two radiators and a multimedia socket.

Living Room Photo 2



Family Dining Kitchen 27'7" x 11'11" (8.41m x 3.63m)



The open-plan family dining kitchen is the heart of the home and is great for entertaining friends and family. Fitted with a wide range of modern base and wall cabinets with complimenting surfaces. Double oven, gas hob with extractor and glass splashback. Integrated fridge-freezer and dishwasher. Stainless steel bowl and half sink with mixer taps. There is a breakfast bar, ceramic floor tiles and a radiator. A set of French doors open into the garden. The dining area is the perfect space to entertain guests and enjoy a family meal. A useful under-stairs storage cupboard.

Family Dining Kitchen Photo 2



Family dining kitchen Photo 3



Utility 6'5" x 5'2" (1.96m x 1.57m)



Fitted with a stainless steel sink unit with space and plumbing for a washing machine. Ceramic tiled flooring and a composite glazed door gives access to the outside. The gas central heating combination boiler is neatly mounted into a wall cabinet.

Stairs Leading to Landing



Giving access to the first floor accommodation, the landing has an airing cupboard and a radiator.

Landing



Bedroom One 12'9" x 12'1" (3.89m x 3.68m)



A double bedroom with a window to the rear aspect overlooking the rear garden and a radiator. A door opens into the en-suite.

En-Suite



Fitted with 'Laufen' sanitaryware to include low flush WC, pedestal hand wash basin, double shower enclosure with mains 'Rain' shower fitment. Heated towel rail, shaver socket and luxury vinyl flooring. Opaque window to the rear aspect.

Bedroom Two 11'0" x 10'5" (3.35m x 3.18m)



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

Bedroom Three 12'1" x 8'0" (3.68m x 2.44m)



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

Bedroom Four 10'4" x 10'4" (3.15m x 3.15m)



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

Bathroom



Fitted with high-end features such as, 'Laufen' sanitaryware to include a low flush WC, pedestal hand wash basin, bath with shower and side screen. Heated towel rail, ceramic wall tiles, shaver socket. Luxury vinyl flooring throughout. Opaque window to the front aspect.



Garden



The generous paved patio area offers a great area for enjoying outside dining or simply enjoying the sun during the summer months. The close boarded fences provide a degree of privacy to the garden. There is an outside tap and the garden is also laid to lawn.

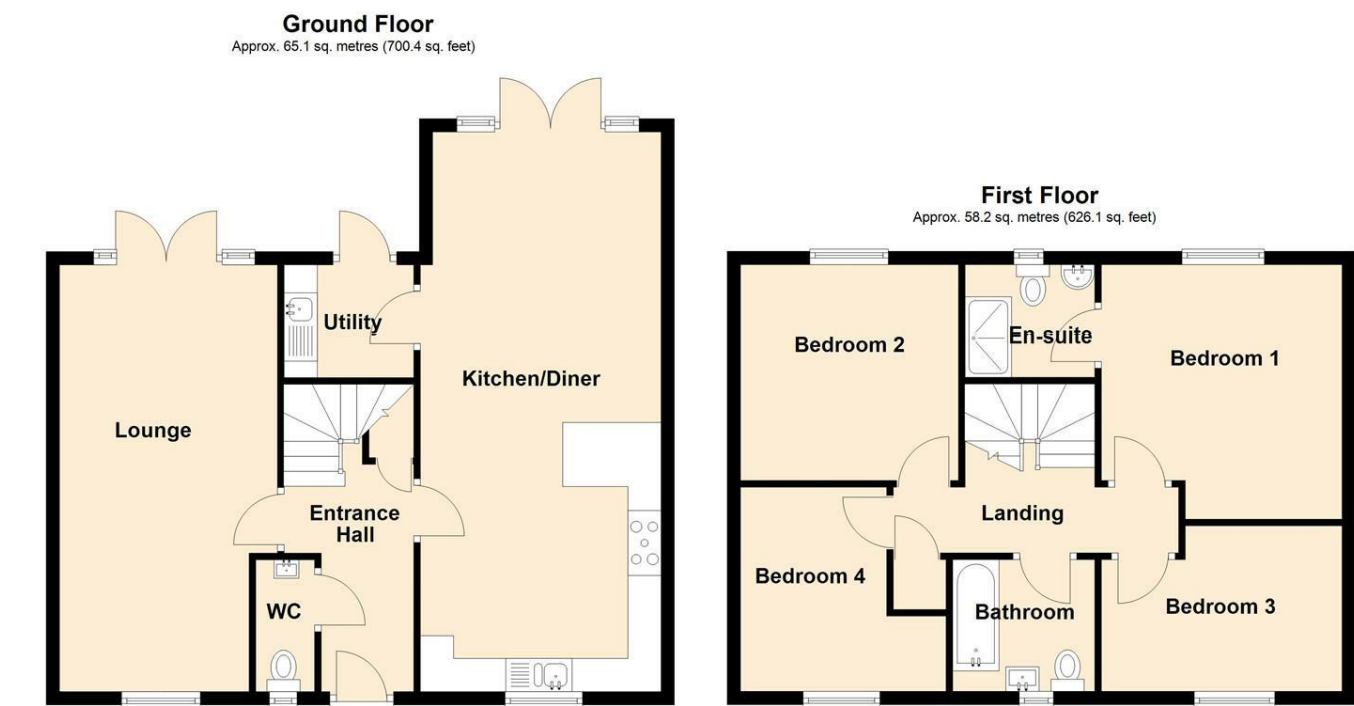
Rear Aspect Photo



Single Detached Garage & Parking

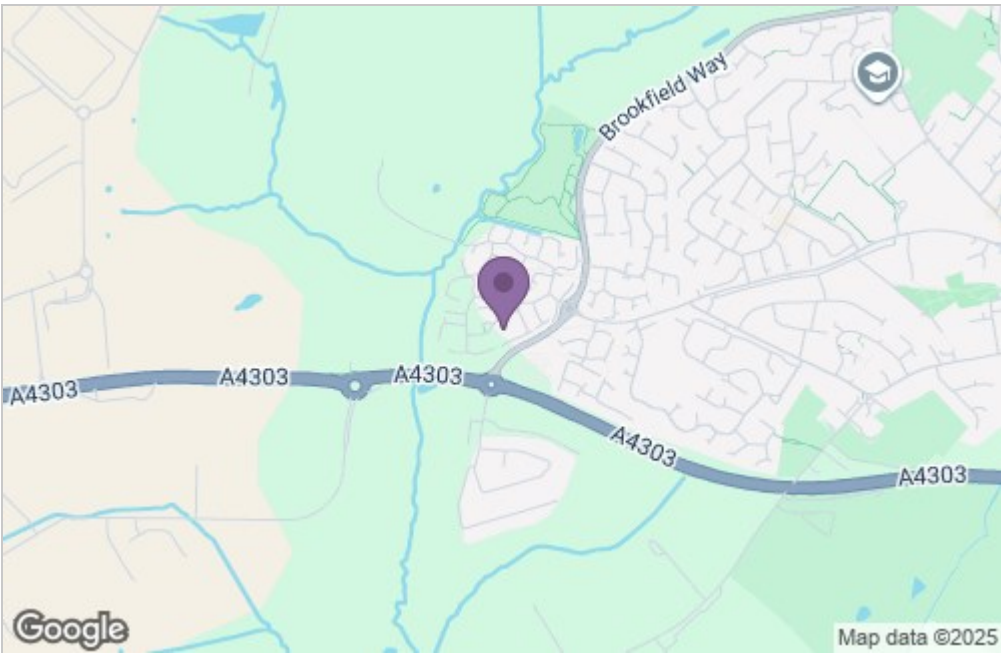
A single garage with a pitched roof, up and over door to the front and power and light is connected. The driveway also provides 7kw EV charging.

Floor Plan

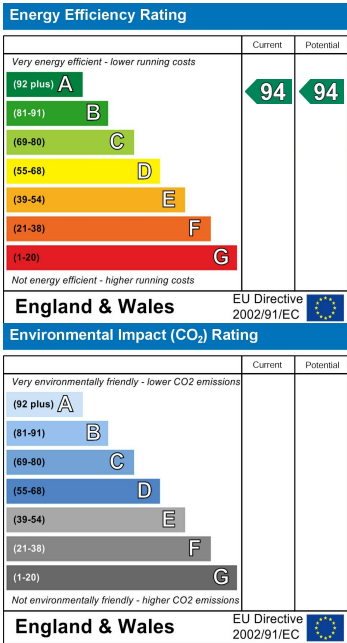


Total area: approx. 123.2 sq. metres (1326.5 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise