

## 3 Bramble Road, Lutterworth, LE17 4UU



**£460,000**

Situated on Bramble Road 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 Bramble Road offers an exceptional blend of comfort, convenience, and contemporary living.

*Service without compromise*



## Entrance Hall



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

## Cloakroom



Fitted with a low flush WC and wash hand basin., Oak style vinyl flooring and a radiator. Opaque double glazed window.

## Living Room 21'2" x 10'10"



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

## Living Room (Photo Two)



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Kitchen/Family/Dining 27'7" x 11'11"



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. Oven and four ring gas hob with extractor and glass splashback. Integrated fridge-freezer and plumbing for a dishwasher. Stainless steel bowl and half sink with mixer taps. There is a breakfast bar, oak style vinyl flooring 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.

Kitchen/Family/Dining (Photo Two)



Kitchen/Family/Dining (Photo Three)



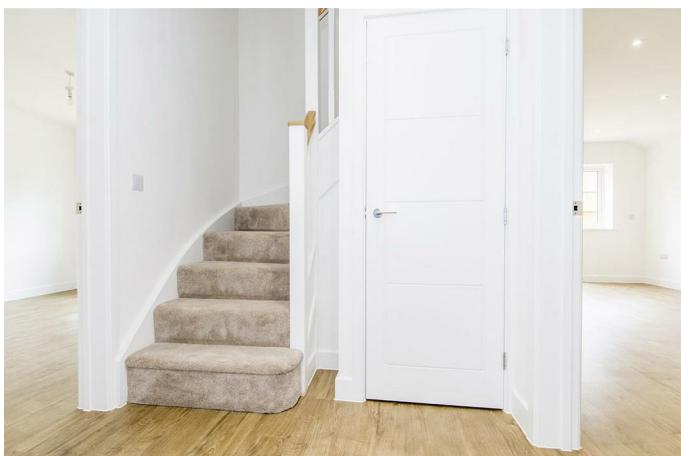
Utility 6'4" x 5'2" (1.93m x 1.57m)



Fitted with a Stainless steel sink unit with space and plumbing for a washing machine. Oak style vinyl flooring and a composite glazed door gives access to the outside. The gas central heating boiler is mounted into a wall cabinet.



Stairs Leading to Landing

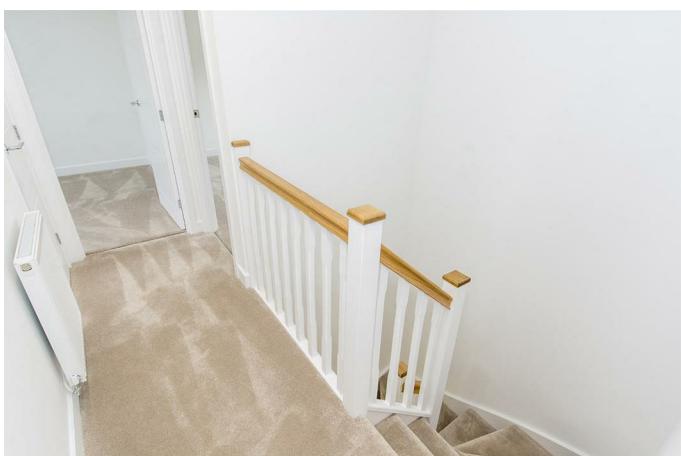


Bedroom One 12'9" x 12'1" (3.89m x 3.68m)



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

Landing Photo



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

Bedroom One (Photo Two)



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## 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.

## En-Suite (Photo Two)



## 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. Television point.

## Bedroom Two (Photo Two)



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**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 Three (Photo Two)**



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



A single bedroom with a window to the front aspect. There is plenty of storage due to the built in storage cupboard. A radiator. Television point.

**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 private garden. There is an outside tap and the garden is also laid to lawn and stepped with wooden sleepers retaining.

## Rear Aspect Photo



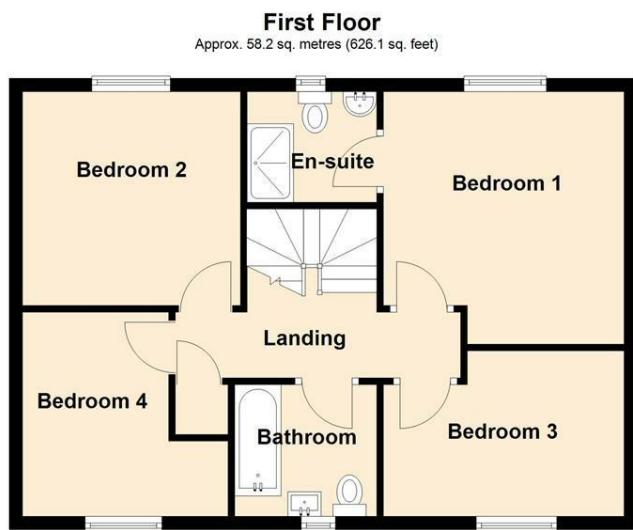
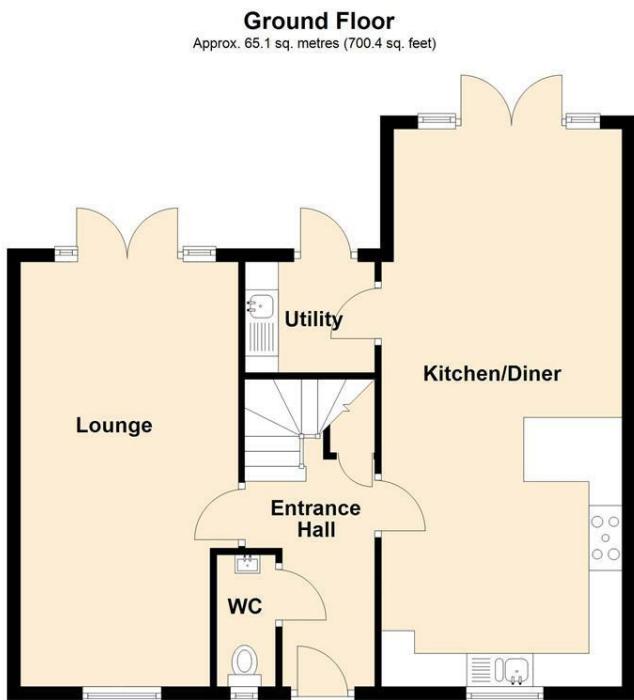
## Single Detached Garage & Parking

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.

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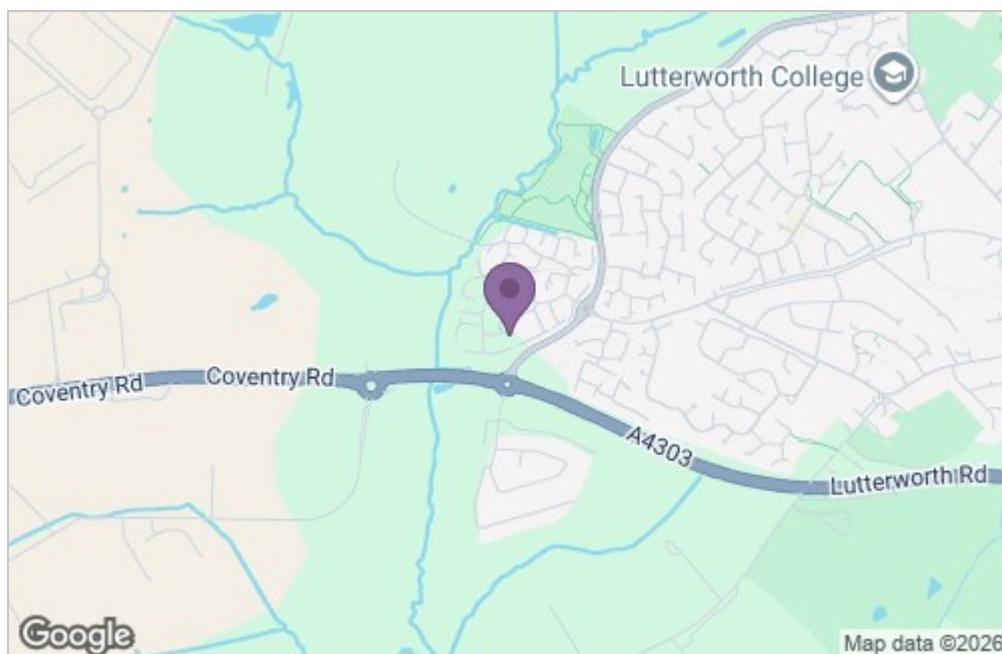


## Floor Plan

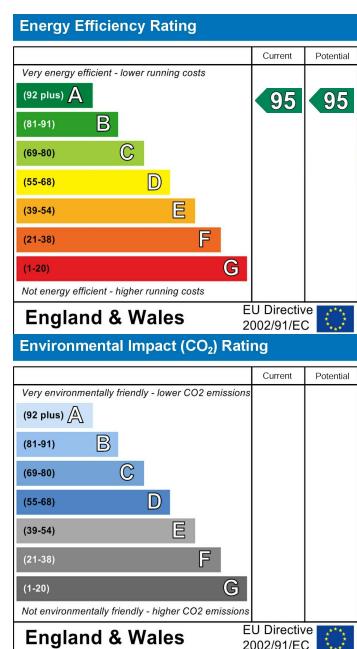


Total area: approx. 123.2 sq. metres (1326.5 sq. feet)

## Area Map



## Energy Efficiency Graph



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