

## 2 Leyton Close, Lutterworth, LE17 4AR



**£450,000**

Situated in the desirable Leyton Close of Lutterworth, this impressive four double bedroom detached family home offers a perfect blend of space, comfort, and convenience. Ideally located within walking distance of the town centre and in close proximity to local schools, this property is perfect for families seeking a welcoming community. Upon entering, you are greeted by a charming porch that leads into a spacious hallway featuring an elegant oak staircase. The bay fronted lounge is a delightful space, enhanced by patio doors that seamlessly connect the indoors with the outdoor garden, making it an ideal spot for relaxation or entertaining. The separate dining room provides a formal setting for family meals, while the modern breakfast kitchen is well-equipped for culinary enthusiasts. Additionally, a utility room and cloakroom add to the practicality of this home. The four generously sized double bedrooms all come with fitted wardrobes, ensuring ample storage space. The family bathroom is thoughtfully designed, featuring a separate shower for added convenience. Outside, the mature garden is predominantly laid to lawn, offering a tranquil retreat with a paved patio and attractive shrub borders, perfect for enjoying sunny days. The property also boasts a single garage with an electric door and a driveway that provides ample parking for residents and guests alike. With no upward chain, this delightful home is ready for you to move in and make it your own. Don't miss the opportunity to view this exceptional property that truly caters to family living.

*Service without compromise*



## Porch 7'10" x 2'0 (2.39m x 0.61m)

This useful porch gives access to the front door of the property.

## Hall 15'7" x 5'8" (4.75m x 1.73m)



A spacious hallway where you will find a bespoke oak staircase rising to the first floor accommodation and a central heating radiator.

## Breakfast Kitchen 15'1" x 10' (4.60m x 3.05m)



Fitted with modern cabinets with complimenting surfaces. Stainless steel sink with mixer taps. Double oven, gas hob and extractor fan. There is space for a fridge freezer and ample space for a breakfast table. Vinyl tiled flooring throughout. There is door that opens into the garden and also window to the rear aspect.

## Breakfast Kitchen (Photo Two)



## Utility 7' x 6'3" (2.13m x 1.91m)



The utility room includes a stainless steel sink, fitted cupboards and the gas central heating boiler is wall mounted. There is space for a washing machine, tumble dryer and a dishwasher. A window to the side aspect.

Cloakroom 2'7" x 6' (0.79m x 1.83m)



Fitted with a low-level WC. Hand wash basin set into a vanity unit and a half height ceramic wall tiles. Central heating radiator. Tiled vinyl flooring throughout. Opaque glazed window to the rear aspect.

Lounge 26' x 13'4" (7.92m x 4.06m)



The bay fronted lounge is a delightful space, enhanced by a fireplace and patio doors that seamlessly connect the indoors with the outdoor garden, making it an ideal spot for relaxation or entertaining.

Lounge (Photo Two)



Dining Room 15'5" x 15'10" (4.70m x 4.83m)



A spacious dining room which is the perfect space for entertaining friends and family. A window to the front aspect and fitted storage. Central heating radiator.



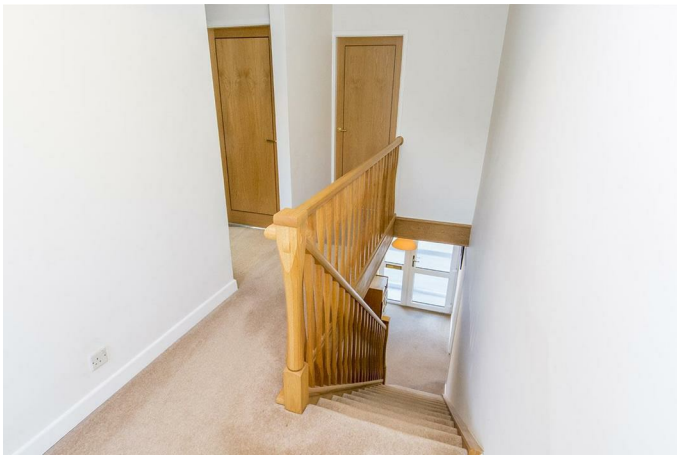
Dining Room (Photo Two)



Landing (Photo Two)



Landing 20' x 5'10" (6.10m x 1.78m)



Bedroom One 13'8" x 13'3" (4.17m x 4.04m)



The light and airy galleried landing has a window to the rear aspect and a double linen storage cupboard which houses the hot water cylinder. A central heating radiator.

A double bedroom with a range of built in wardrobes including a dressing table and drawer units. Window to the rear aspect and a central heating radiator.

Bedroom One (Photo Two)



Bedroom Two (Photo Two)



Bedroom Two 19'6" x 11'11" (5.94m x 3.63m)



Bedroom Three 15'10" x 10' (4.83m x 3.05m)



A double bedroom with a range of built in wardrobes including a dressing table and drawer units. Window to the front aspect and a central heating radiator.

A double bedroom with a range of built in wardrobes providing ample storage space. Window to the rear aspect and a central heating radiator.

Bedroom Three (Photo two)



Bedroom Four (Photo Two)



Bedroom Four 15'10" x 9'3" (4.83m x 2.82m)



Bathroom 5'11" x 9'10" (1.80m x 3.00m)



A double bedroom with a range of built in wardrobes providing ample storage space. Window to the front aspect and a central heating radiator.

Fitted with a low-level WC. Pedestal hand wash basin. Bath. Separate shower. Ceramic wall tiles and vinyl flooring throughout. Obscure window to the side aspect and a radiator.



Bathroom (Photo Two)



Garden (Photo Two)



Garden



Garden Photo 3



The mature garden is predominantly laid to lawn, offering a tranquil retreat with a paved patio and attractive shrub borders, perfect for enjoying sunny days. There is a garden shed, a greenhouse with a vegetable plot and gated access.



## Rear Aspect Photo



## Garage & Parking 16' x 10'7" (4.88m x 3.23m)

To the front you will find the driveway which provides ample parking. The single garage has electric roller door to the front and a personal door to the rear. Power and light is connected. Gated side access.



Floor Plan

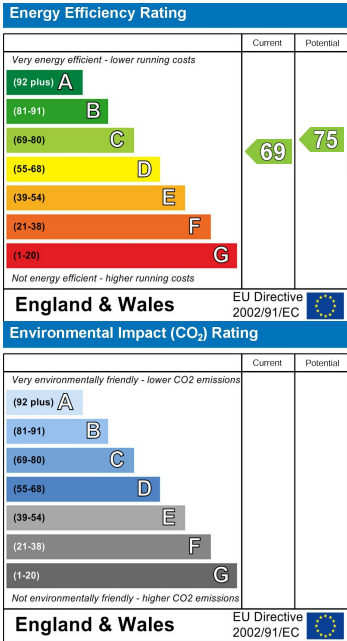


Total area: approx. 192.4 sq. metres (2071.0 sq. feet)

Area Map



Energy Efficiency Graph



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