

## 3 Primrose Close, Lutterworth, LE17 4FY



**£475,000**

Situated in the charming area of Primrose Close, Lutterworth, this splendid four-bedroom detached family home offers a perfect blend of comfort and modern living. Set on a generous corner plot, the property boasts stunning field views that enhance its appeal. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, ideal for relaxation and family gatherings. For those who work from home, a dedicated home office provides a quiet space to focus. The heart of the home is undoubtedly the fabulous modern dining kitchen, which features French doors that open seamlessly into the garden, creating an inviting atmosphere for entertaining or enjoying family meals. A convenient utility room adds to the practicality of this well-designed space. The master bedroom is a true retreat, complete with an en-suite bathroom for added privacy. Three further double bedrooms ensure ample space for family or guests, while the family bathroom, equipped with a separate shower, caters to all your needs. The walled garden has been thoughtfully paved for easy maintenance, allowing you to enjoy outdoor living without the hassle of extensive upkeep. Additionally, the property includes a garage and parking for up to five vehicles, with extra parking created at the front, making it perfect for families or those who entertain frequently. This delightful home in Lutterworth is not just a property; it is a lifestyle choice, offering comfort, convenience, and beautiful surroundings. Don't miss the opportunity to make it your own. No upward chain.

*Service without compromise*

## Entrance Hall



Enter the property via a composite front door, to where you will find the stairs rising to the first floor and a radiator set into a decorative cabinet. There is ample room to hang outdoor coats and shoes. Karndean flooring throughout.

## Cloakroom



Fitted with a low level WC and wash hand basin. Karndean flooring. Radiator. Opaque glazed window to the front aspect.

## Lounge 16'1" x 11'3" (4.90m x 3.43m)



Within the lounge there is a window to the front aspect looking over the fields. There are a set of French doors opening into the garden. Karndean flooring throughout and two radiators.

## Lounge (Photo Two)





Family Room 9'7" x 9'10" (2.92m x 3.00m)



With a window to the front aspect, the family room boasts stunning views over the rural countryside. Kamdean flooring throughout and a radiator.

Dining kitchen 15'9" x 14'6" (4.80m x 4.42m)



Fitted with modern gloss cabinets and complimenting work surfaces over. The kitchen has a stainless steel bowl and a half sink with mixer taps and an integrated dishwasher. There are a set of French doors opening into the garden and two windows to the side aspect - allowing an abundance of natural light to flow through this space. There is ample room for a full sized dining table. There is a double oven with an induction hob. Kamdean flooring throughout.

Dining Kitchen (Photo Two)



Utility 6'6" x 6' (1.98m x 1.83m)



In the utility room there is a window to the side aspect. Fitted with base cabinets and work surfaces over. There is space for a washing machine, tumble dryer and a fridge-freezer. The gas central heating boiler is neatly hidden in a wall cabinet. There is also a radiator that can be put back on. Kamdean flooring throughout.

Landing



The galleried landing benefits from a loft and an airing cupboard. A window to the side aspect and a radiator.

Bedroom One 11'3" x 16'2" (3.43m x 4.93m)



A double bedroom with a window to the front aspect with views over the fields and a window to the rear that overlooks the private garden. A radiator.

Bedroom One (Photo Two)



En-suite 6'8" x 4'2" (2.03m x 1.27m)



Fitted with a low level WC. Hand wash basin. Double width shower with sliding doors. Ceramic wall tiles. Heated towel rail. Luxury vinyl flooring. Opaque glazed window.



**Bedroom Two 14'6" x 8'3" (4.42m x 2.51m)**



A double bedroom with dual aspect windows to the side and a radiator.

**Bedroom Three 9'9" x 9' (2.97m x 2.74m)**



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

**Bedroom Three (Photo Two)**



**Bedroom Four 9'5" x 6'11" (2.87m x 2.11m)**



A single bedroom with a window to the side aspect. This space is currently being used as a dressing room and has a radiator.

Bathroom 10'8" x 7'5" (3.25m x 2.26m)



Fitted with a low-level W/C, wall hung wash hand basin, bath and a separate shower. Ceramic wall tiles and vinyl tiled flooring. Heated towel rail. Opaque glazed window.

Garden



The walled, private and paved garden is a great area for al fresco dining in the summer months. There is gated access to the drive.

Garden (Photo Two)



Garden ( Photo Three )





Garage & Parking



Rear Aspect Photo



There is additional off-road parking for three vehicles at the front of the property and a driveway that provides parking for two vehicles which leads to the garage.

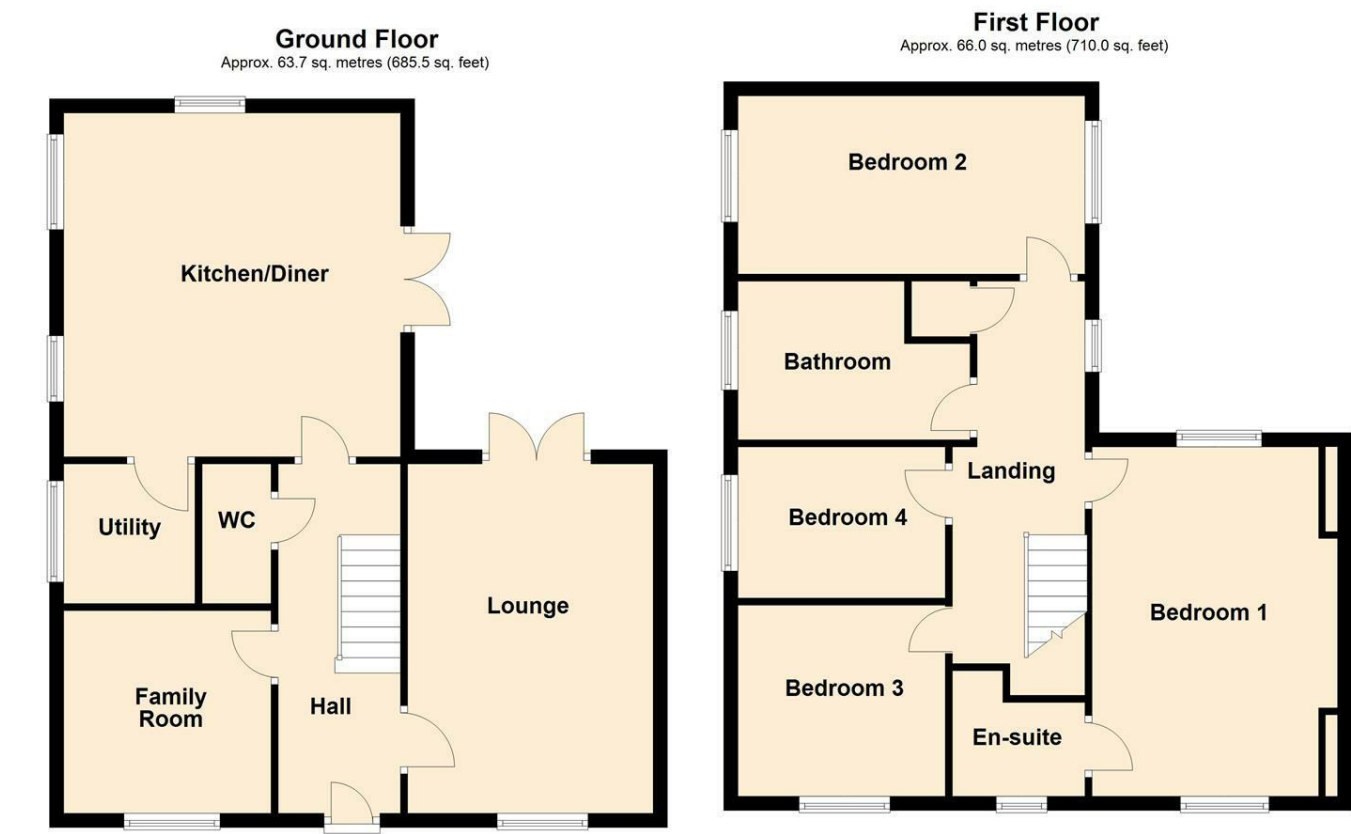
Countryside Views Photo



Additional Parking to the Front

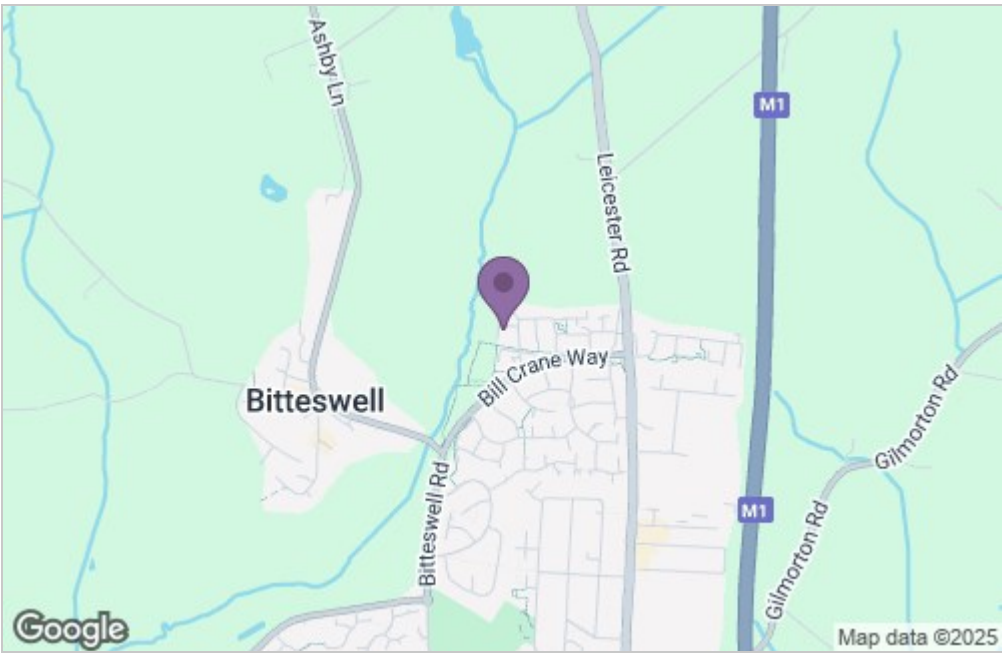


Floor Plan

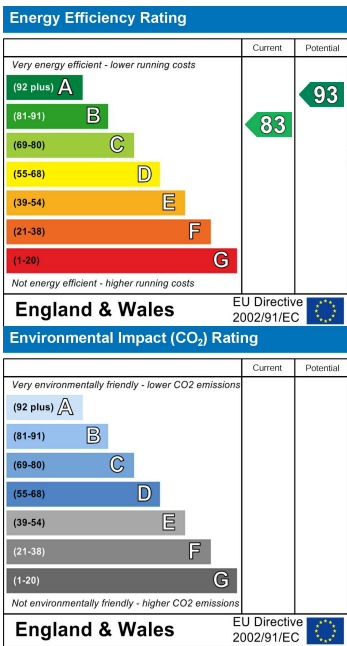


Total area: approx. 129.6 sq. metres (1395.5 sq. feet)

Area Map



Energy Efficiency Graph



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