

39 Woodmarket, Lutterworth, LE17 4BX



£385,000

Located in the heart of Woodmarket, Lutterworth, this charming semi-detached house offers a perfect blend of traditional elegance and modern living. This extended family home boasts four spacious bedrooms and is ideally situated for easy access to the town centre and local schools, making it a prime choice for families. As you enter, you are welcomed by a beautifully presented bow fronted reception room, complete with a cosy wood-burning stove, perfect for those chilly evenings. The heart of the home is undoubtedly the magnificent fitted kitchen and family room, featuring stunning granite worktops and bi-fold doors that seamlessly connect the indoor space with the large south-facing garden. This outdoor area is a true highlight, providing ample space for relaxation and entertaining.

The accommodation is thoughtfully arranged over three levels, ensuring that every member of the family has their own space. The master bedroom benefits from an en-suite bathroom, while the three additional bedrooms are well-proportioned and served by a modern shower room. For added convenience, the property includes off-road parking for several vehicles, a rare find in such a desirable location. This home is not only a wonderful place to live but also a fantastic investment for the future.

We highly recommend an internal viewing to fully appreciate the charm and spaciousness this property has to offer. Don't miss the opportunity to make this delightful house your new home.

Service without compromise

Entrance Hall



Accessed via timber door with opaque leaded panel. Opaque leaded window to the front. Exposed timber flooring. Stairs rising to the first floor. Radiator. Two wall lights. Picture rail. Doors to rooms.

Downstairs WC 29'10" x 19'8" (9.09 x 5.99)



Low level WC and wash hand basin. Tiled flooring. Space and plumbing for automatic washing machine. Wall mounted gas fired combination central heating boiler. Opaque double glazed window.

Lounge 11'9" x 11'5" (3.58 x 3.48)



11' 9" x 11' 5" plus bay window. (3.58m x 3.48m) Leaded double glazed bay window to the front elevation. Feature cast iron wood burning stove on slate hearth. Exposed oak floorboards. Picture rail. Radiator. Window to the kitchen.

Kitchen/Family Room 29'10" x 19'8" (9.09 x 5.99)



29' 10" x 19' 8" max. (9.09m x 5.99m) Range of modern fitted base units with solid granite work surfaces and complementary tiled splash backs. Large island unit with further fitted base units and timber work surface. Space for range cooker with extractor hood over. Fitted automatic dishwasher. Single sink. Spot lighting. Concrete flooring with under floor heating. Double glazed window to the side elevation and further large skylight window. Television point. Double glazed bi-fold doors opening out fully to the rear garden.

Kitchen Area



Living Area



Landing



Exposed timber flooring and balustrade. Leaded double glazed window to the front elevation. Picture rail. Stairs rising to the second floor. Doors to rooms.

Bedroom One 18'4" x 10'11" (5.59 x 3.33)



18' 4" x 10' 11" (5.59m x 3.33m) Double glazed window with views over the rear garden. Range of fitted wardrobes and storage cupboards. Radiator. Two wall lights. Door to:-

Bedroom One (Photo Two)



Bedroom Three 11'8" x 8'9" (3.56 x 2.67)



En-Suite Bathroom



Panelled bath with 'Rain' shower fitment over. Wash hand basin. Low level WC. Radiator. Complementary tiled floor and walls. Opaque double glazed window.

11' 8" x 8' 9" (3.56m x 2.67m) Leaded double glazed window to the front elevation. Radiator.

Bedroom Three (Photo Two)



Bedroom Four 8'3" x 7'6" (2.51 x 2.29)



8' 3" x 7' 6" (2.51m x 2.29m) Double glazed window to the side elevation. Radiator.

Shower Room



Tiled double shower cubicle with 'Rain' shower fitment. Wash hand basin. Low level WC. Radiator. Complementary tiling. Opaque double glazed window.

Shower Room (Photo Two)



Landing

Door to:-

Bedroom Two 11'11" x 8'6" (3.63 x 2.59)



11' 11" x 8' 6" (3.63m x 2.59m) Double glazed window with views to the rear aspect. Radiator. Under eaves storage cupboards.

Front



Rear Aspect Photo



To the front of the property is hardstanding and driveway providing parking for 3/4 cars. There is a lawned area and dwarf conifers and wide gated side pedestrian access to the rear garden.

Countryside Views

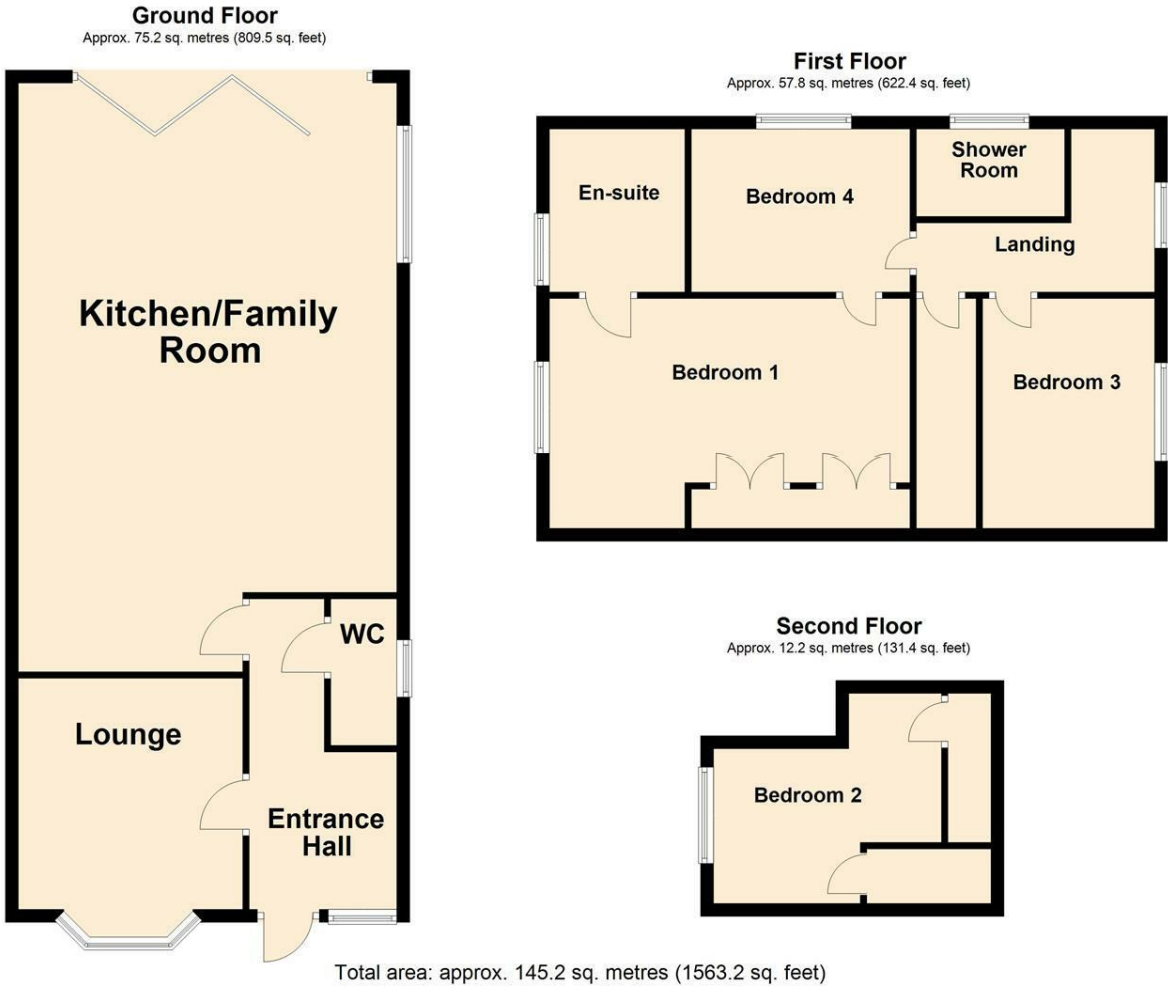
Rear Garden



The rear garden is a particular feature extending approximately 80' in length and being South facing. Directly to the rear of the house is a large raised paved patio area and then steps lead down to a shaped lawn with well stocked borders. At the end of the garden is a decked BBQ area with ornamental pond and there is a large garden store with power and light connected. The rear garden is particularly private being enclosed by timber lap fencing and hedging.



Floor Plan



Area Map



Energy Efficiency Graph

