



FOR SALE

£550,000

4 Bed Detached House in Lutterworth Road, Leicester LE2 8PG



PROPERTY FEATURES

- Individually Designed Home
- NO CHAIN!
- Recently Re-Decorated Throughout
- Re-Fitted Kitchen & Utility
- Study Area & Downstairs Cloakroom
- Main Bedroom With Re-Fitted En-Suite
- Three Further Double Bedrooms
- Landscaped Low Maintenance Rear Garden
- Ample Off Road Parking & Garage



FULL DESCRIPTION

SUMMARY

An individually designed and immaculately presented, four bedroom detached home offering over 1,800 sq ft of well proportioned living accommodation. This stunning home was built by the current owners in 2004 and has recently been fully re-decorated throughout, with the addition of a new kitchen, en-suite and a multitude of high specification fixtures and fittings. The accommodation briefly comprises: Entrance hall, lounge/diner, study area, breakfast kitchen, utility, cloakroom, main bedroom with en-suite, three further double bedrooms and family bathroom. Outside the property has a large, deep driveway behind electric gates, integral garage and landscaped, private rear garden.



ENTRANCE HALL

Accessed via the composite double glazed door. Doors off to: Lounge, kitchen and garage. Stairs rising to: First floor. Engineered wooden flooring. Under stairs cupboard. Radiator.

OPEN PLAN LOUNGE/DINER

LOUNGE

21'3" x 17'7" (6.48m x 5.36m) UPVC double glazed windows to rear and side aspects both with fitted wooden shutters. Feature media wall with electric built-in fireplace and shelving. Radiator.

DINING AREA

12'0" x 9'7" (3.66m x 2.92m) UPVC double glazed 'French' doors with fitted wooden shutters out to: Rear garden. Feature acoustic wall. Engineered wooden flooring. Radiator. Door through to: Study area.



KITCHEN/BREAKFAST ROOM

14'5" x 11'10" (4.39m x 3.61m) Having been recently re-fitted with a selection of base, wall and full length pantry units and slimline laminate worktop over and a 1 1/2 bowl stainless steel sink with drainer. There is a single fan assisted oven, combi oven/microwave, induction hob, extractor, wine cooler, fully integral fridge, fully integral freezer, integral dishwasher, pull out bin and waste disposal. The kitchen also has the added benefit of an island providing lots of storage and seating for four people. UPVC double glazed window to front aspect. Opening through to: Utility. LED spotlights. USB Sockets. TV point for wall mounted TV. Tiled flooring. Radiator.



Phillips George



UTILITY

11'10" x 5'6" (3.61m x 1.68m) Having a selection of fitted pantry units and base units with a laminate worktop over and a 1 1/2 bowl stainless steel sink with drainer. UPVC double glazed window to side aspect. Space and plumbing for a freestanding washing machine and space for a freestanding condenser tumble dryer. Tiled flooring. Radiator.

STUDY AREA

7'8" x 4'4" (2.34m x 1.32m) UPVC double glazed door out to: Side passage. Door to: Cloakroom. Engineered wooden flooring.

CLOAKROOM

4'6" x 4'5" (1.37m x 1.35m) Having been re-fitted and comprising: Low level WC and wash hand basin over a fitted vanity unit and mirror above. UPVC double glazed window to side aspect. Extractor. Feature tiled splash back and vinyl flooring. Radiator.

LANDING

Doors off to: Bedrooms and bathroom. Loft hatch access with drop down ladder. The loft area has a light and is fully boarded. Airing cupboard. UPVC double glazed window to side aspect on stairwell.

BEDROOM ONE

14'10" x 14'7" (4.52m x 4.44m) UPVC double glazed windows to front and side aspect. Door through to: En-Suite. A selection of fitted wardrobes, drawers and bedside tables. Air conditioning unit. Ceiling fan. Radiator.

ENSUITE

10'0" x 5'0" (3.05m x 1.52m) Having been re-fitted and comprising: Double walk-in shower with rainfall shower head and hand held shower attachment, low level WC and wash hand basin within a fitted vanity unit and in-built mirrored cabinet over. UPVC double glazed window to side aspect. LED spotlights. Extractor. Feature wall and floor tiling. Chrome heated towel rail.

BEDROOM TWO

11'8" x 10'2" (3.56m x 3.1m) UPVC double glazed window to rear aspect. A selection of fitted wardrobes, drawers and dressing table. Radiator.

BEDROOM THREE

13'6" x 9'2" (4.11m x 2.79m) UPVC double glazed window to rear aspect. Fitted wardrobes and drawers. Radiator.

BEDROOM FOUR

10'3" x 8'9" (3.12m x 2.67m) UPVC double glazed window to front aspect. Telephone point. Radiator.

BATHROOM

9'2" x 5'2" (2.79m x 1.57m) Comprising: Bath with shower over, low level WC and wash hand basin within a fitted vanity unit. UPVC double glazed window to side aspect. LED spotlights. Extractor. Feature wall and floor tiling. Chrome heated towel rail.

OUTSIDE

The property benefits from deep frontage behind electric gates, with the block paved driveway providing ample off road parking. There are well kept lawns, mature borders and a row of impressive lime trees. Pedestrian gated access can be sought to the rear. The landscaped and private rear garden offers a paved patio area, sleeper retained borders, artificial lawn and a further raised seating area to make the most of the late afternoon sun. The garden also benefits from outdoor lighting, an outdoor socket, wooden shed and tap.



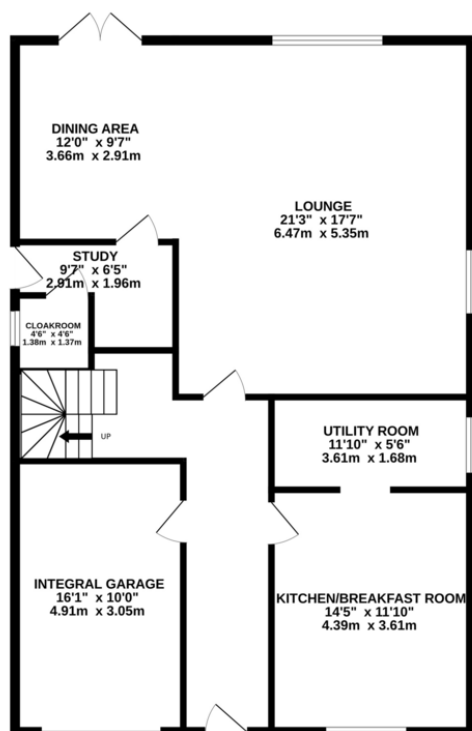


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

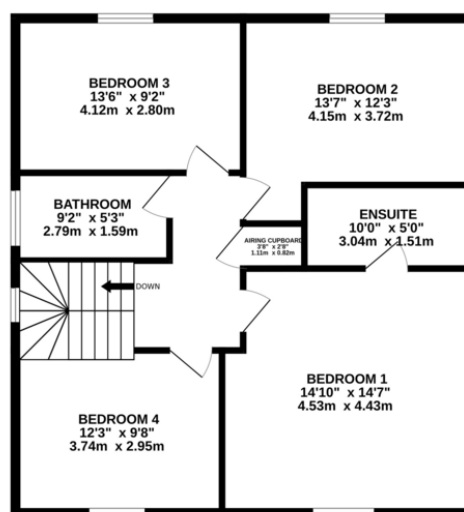
WWW.EPC4U.COM



GROUND FLOOR
1115 sq.ft. (103.6 sq.m.) approx.



1ST FLOOR
799 sq.ft. (74.2 sq.m.) approx.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

