



22 Woodcutter Lane

Claybrooke Magna, Lutterworth, LE17 5FP

**Guide price £450,000**

# RECENTLY REFITTED KITCHEN WITH OPEN PLAN DINING / 2 FURTHER RECEPTIONS + UTILITY + GROUND FLOOR WC



## Description

Welcome to this stunning nearly new detached house located on Woodcutter Lane in the charming village of Claybrooke Magna near Lutterworth. This property boasts two spacious reception rooms, perfect for entertaining guests or relaxing with the family. With four double bedrooms, family bathroom with separate shower and bath and Ensuite with additional shower, there is ample space for everyone in the household. The kitchen and utility areas have been recently refurbished, adding a luxury touch to the house. The property is in impeccable show home condition, ensuring a move-in ready experience for the new owners. One of the highlights of this property is the beautiful open plan views to the front, providing a picturesque setting for everyday living. Additionally, the rear of the house is not overlooked, offering privacy and tranquillity, with the outdoor entertaining area. Situated in a quiet cul-de-sac in a popular village, this home provides a peaceful and safe environment for families. With a total of 1,334 sq ft of living space, there is plenty of room to make this house your own. Don't miss out on the opportunity to own this beautiful home with modern amenities and a serene location. Contact us today to arrange a viewing and make this property your own slice of paradise in the heart of the English countryside. Viewing Day scheduled for Saturday 13th July. Call for your viewing slot.

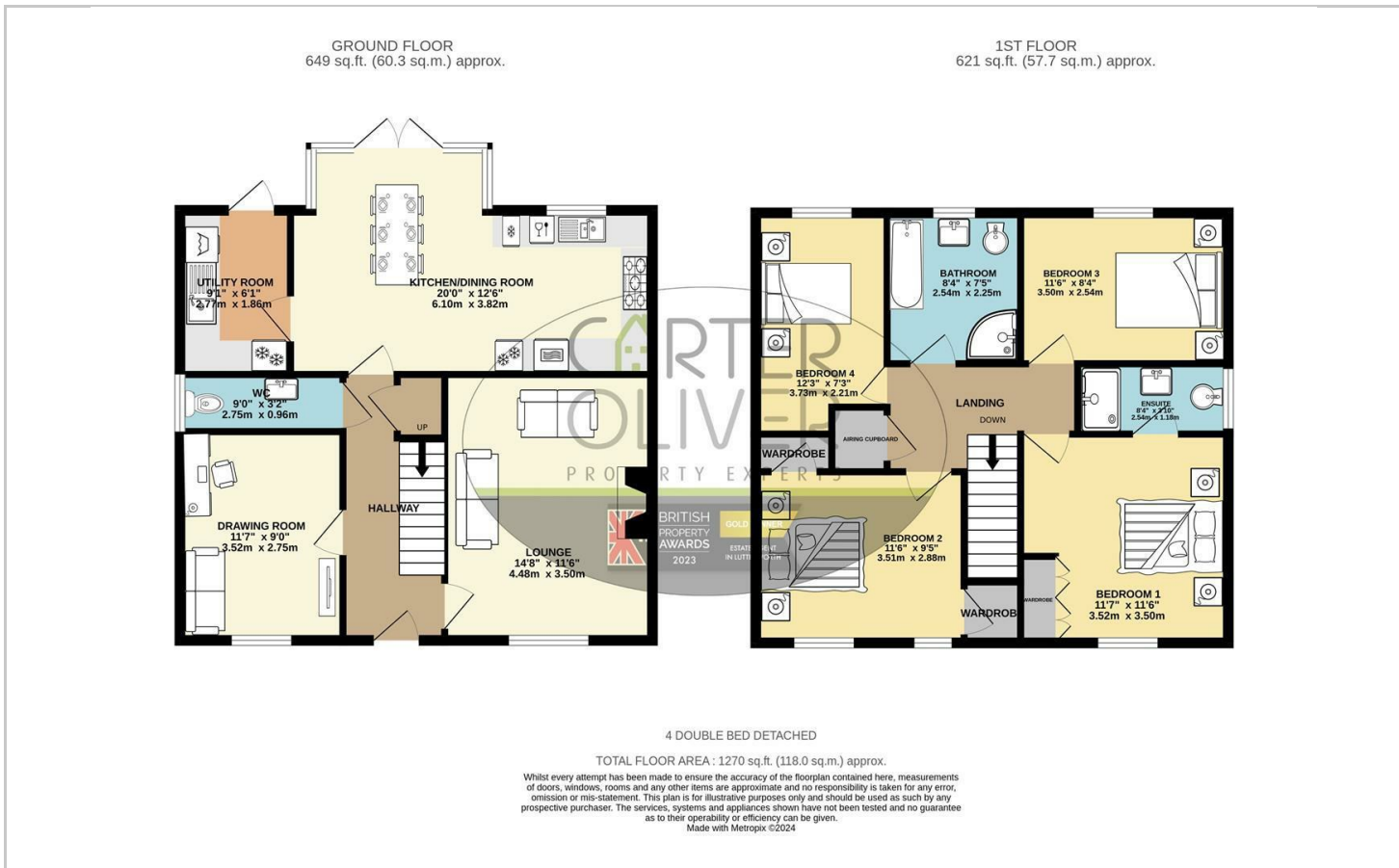
- EXECUTIVE MODERN DETACHED
- 4 DOUBLE BEDROOMS - ENSUITE TO PRINCIPAL
- LARGE OPEN PLAN KITCHEN/DINING ROOM + UTILITY
- LANDSCAPED REAR GARDEN WITH OUTDOOR KITCHEN AREA
- FREEHOLD / EPC B / COUNCIL TAX BAND-E
- VILLAGE LOCATION WITH OPEN VIEWS
- FAMILY BATHROOM WITH BATH AND SHOWER
- 2 ADDITIONAL RECEPTIONS + GROUND FLOOR WC
- OPEN VIEWS TO FRONT - SINGLE GARAGE
- ESTATE CHARGES £340.00 PER ANNUM



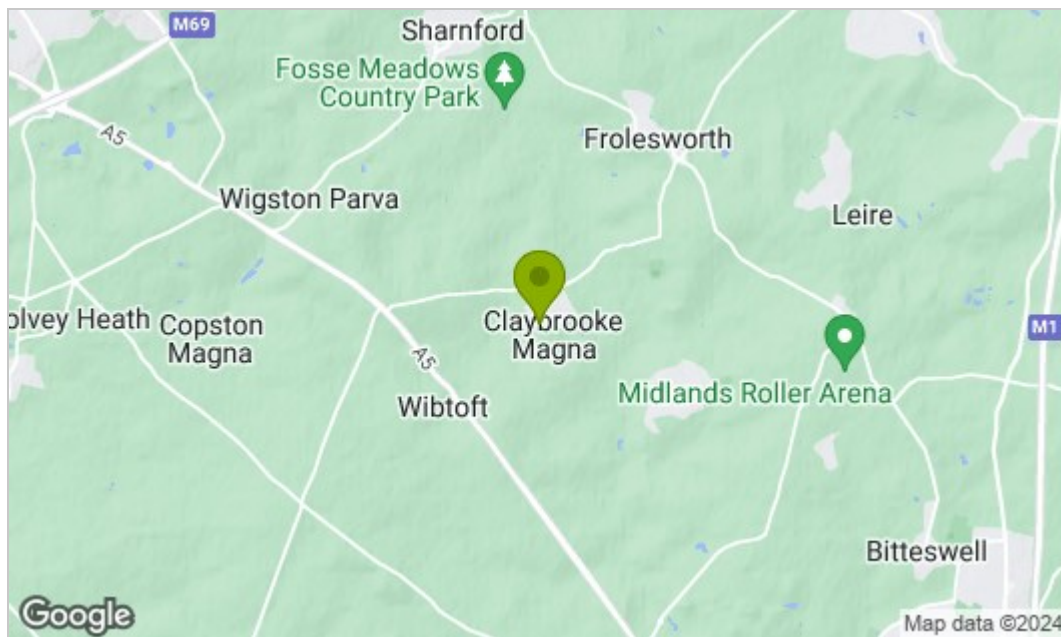
4 DOUBLE BEDROOMS / PRINCIPAL WITHENSUITE / FAMILY BATHROOM WITH SEPARATE SHOWER AND BATH



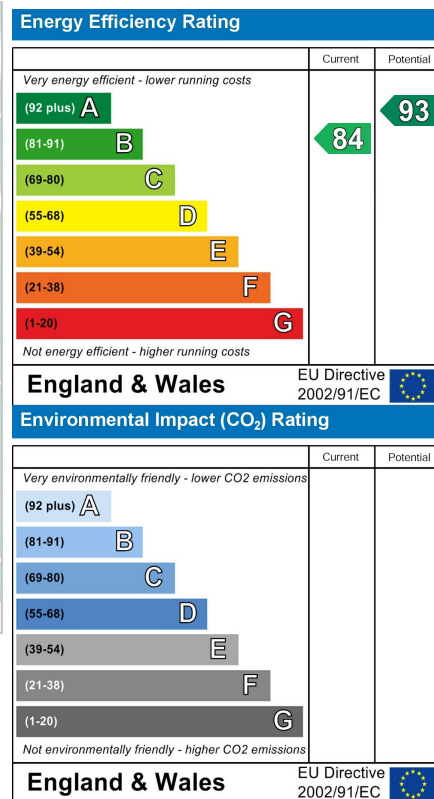
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our LUTTERWORTH Office on 01455 248033 if you wish to arrange a viewing appointment for this property or require further information.

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