



## 1 Woodcutter Lane, Lutterworth, LE17 5FP

**Guide price  
£500,000**

**LARGE PLOT WITH OPEN VIEWS - DOUBLE DETACHED GARAGE WITH PRIVATE DRIVEWAY FOR 6 CARS** - Are you looking for a HOME with space INSIDE and OUT?... Look no further! This fabulous EXECUTIVE Ex-Show home offers a UNIQUE PLOT on this small development. CLAYBROOK MAGNA is conveniently located close to a fabulous road network. With easy access to the A5, A14, M1 and M6. If your work or family takes you across the country, what is better than to be home within 10 minutes of leaving a major motorway, but also be tucked away in a quiet village..

- FULL WALKTHROUGH VIDEO TOUR BELOW
- DOUBLE DETACHED GARAGE - DRIVEWAY FOR 4-6 CARS
- SPACIOUS OPEN PLAN KITCHEN DINING SNUG
- GROUND FLOOR WC
- FREEHOLD - COUNCIL TAX BAND - E
- DETACHED WILLIAM DAVIS EX SHOW HOME - SEVERN DESIGN
- 4 GOOD SIZED BEDROOMS - PRINCIPAL WITH ENSUITE + WALK IN WARDROBE
- FAMILY BATHROOM WITH BATH AND SEPARATE SHOWER
- LOUNGE + 2 ADDITIONAL RECEPTION SPACES
- EPC - B - ESTATE MAINTENANCE CHARGE £290.00 PER ANNUM