



24 Woodcutter Lane

Claybrooke Magna, Lutterworth, LE17 5FP

Offers over £450,000

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Description

Nestled in the charming village of Claybrooke Magna, Lutterworth. With no chain attached, this property presents a fantastic opportunity to make it your own without any delays. Just 4 years old and **IMMACULATELY PRESENTED**, this is a gem waiting to be discovered. Boasting 2 reception rooms, 4 bedrooms, and 3 bathrooms, this property offers ample space for comfortable living.

Built in 2020, this modern home spans 1,474 sq ft, providing a perfect blend of contemporary design and functionality. The property features parking for up to 5 vehicles, ensuring convenience for you and your guests.

One of the standout features of this property is its proximity to amenities, making daily errands a breeze. Additionally, the picturesque countryside walks nearby offer a tranquil escape from the hustle and bustle of everyday life.

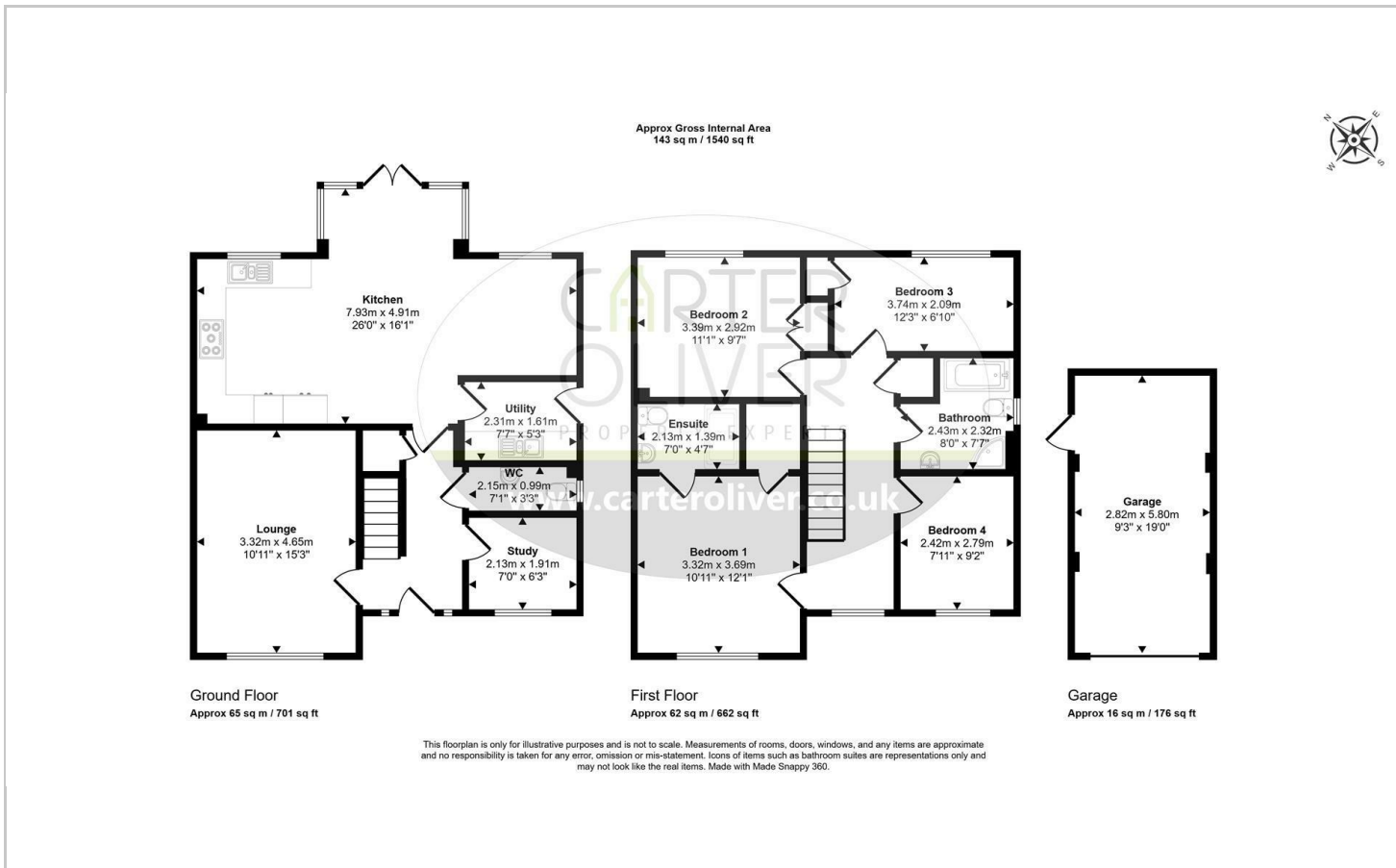
With easy access to the A5, A14, M1 and M6. If your work or family takes you across the country, what a better way to be home within 10 mins of leaving a major motorway.

- NO CHAIN - AMAZING VIEWS - VILLAGE LOCATION
- PRINCIPAL WITH LARGE ENSUITE SHOWER
- LARGE OPEN PLAN KITCHEN/DINING/SNUG
- RECEPTION 2 / HOME OFFICE
- FREEHOLD / EPC - B / COUNCIL TAX BAND -
- 4 DOUBLE BEDROOMS
- FAMILY BATHROOM WITH BATH AND SEPARATE SHOWER
- UTILITY WITH SPACE FOR 2 APPLIANCES
- EASY TO MAINTAIN REAR GARDEN
- ESTATE MAINTENANCE CHARGE £290.00 PER ANNUM





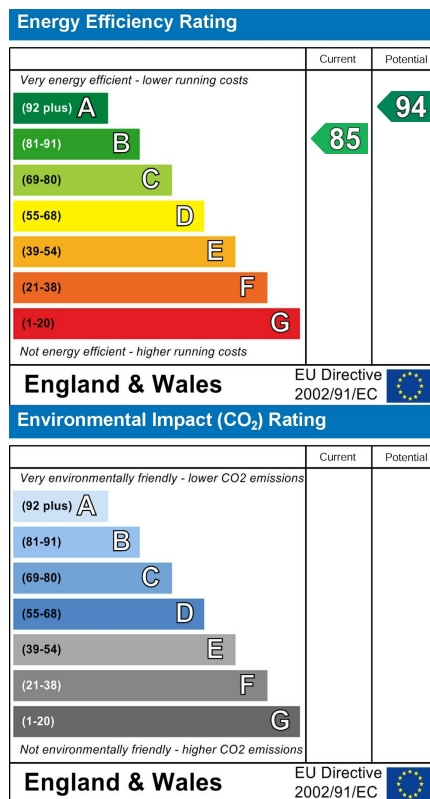
Floor Plan



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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