



3 Foxfield Close, Lutterworth

Guide Price **£425,000**





3 Foxfield Close

Lutterworth, Lutterworth

Modern detached home in Foxfield Close, boasting 4 spacious bedrooms, 3 washrooms, 2 large receptions, and a SW-facing garden. 2-car drive with garage. Convenient location near motorway and amenities. Great for families and home office.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- INTEGRAL GARAGE + 2 CAR SIDE BY SIDE DRIVE
- FAMILY BATHROOM WITH SHOWER OVER BATH
- BREAKFAST KITCHEN TO REAR (POTENTIAL TO EXTEND)
- PRINCIPAL WITH ENSUITE SHOWER ROOM
- PRIVATE SOUTH FACING REAR GARDEN
- COUNCIL TAX BAND - E / EPC - C
- UTILITY LEADING ONTO GARDEN
- EXECUTIVE DETACHED
- 4 GOOD BEDROOMS / 3 RECEPTION ROOMS
- FREEHOLD / NO ESTATE CHARGE





Entrance Hall

The entrance hall is spacious allowing room to move and take your coats and shoes off. The floor is luxury vinyl so easy cleaning here. There are stairs that go up to the first floor and doors leading into the Lounge, ground floor WC and breakfast kitchen.

Reception 1 - Lounge

10' 8" x 17' 6" (3.25m x 5.33m)

A spacious lounge to the front of the house with double doors that lead directly into the dining room. There is a lovely feature fire place and large bay window making lots of room for furniture and storage.

Reception 2 - Dining Room

9' 4" x 11' 5" (2.84m x 3.48m)

Situated to the rear of the house with the potential to knock through to the utility and kitchen to create a large open plan space to the rear of the property. There are double doors that lead into the 3rd Reception Room, the Conservatory.

Reception 3 - Conservatory

This large space offers you that extra Reception to enable you or the children to have their own space, or a quiet space to call your own. There are doors that lead directly out onto the paved patio area.



Breakfast Kitchen

11' 2" x 9' 4" (3.40m x 2.84m)

The lovely space to the rear of the house give you a view of the rear garden whilst at the kitchen sink, or eating your breakfast or snacks. There are ample wall and base units with space for a table. Another door leads into the conservatory.

Utility

The well-placed utility has room for both a washing machine and tumble drier with additional wall and base units. The back door leads directly onto the paved patio.

Ground Floor WC

2' 9" x 5' 9" (0.84m x 1.75m)

Being off the entrance hall and under the stairs, this

GARDEN

The garden has just had a new fence fitted to the bottom of the garden, providing a private space. There are a couple of separate patio areas, enabling you to follow the sunshine which is south-west facing, around the garden. There is a large paved patio around the rear of the property, which has a retaining wall creating a wonderful entertaining space. To the side of the house, you will find a separate side access door into the integral garage. There is also a wooden gate to the front of the property.

DRIVEWAY

2 Parking Spaces

There is a shared drive for the 4 houses at the end of the Cul-de-Sac. The driveway is tarmac and there is room for 2 cars side by side on your drive in front of the integral garage and front door.

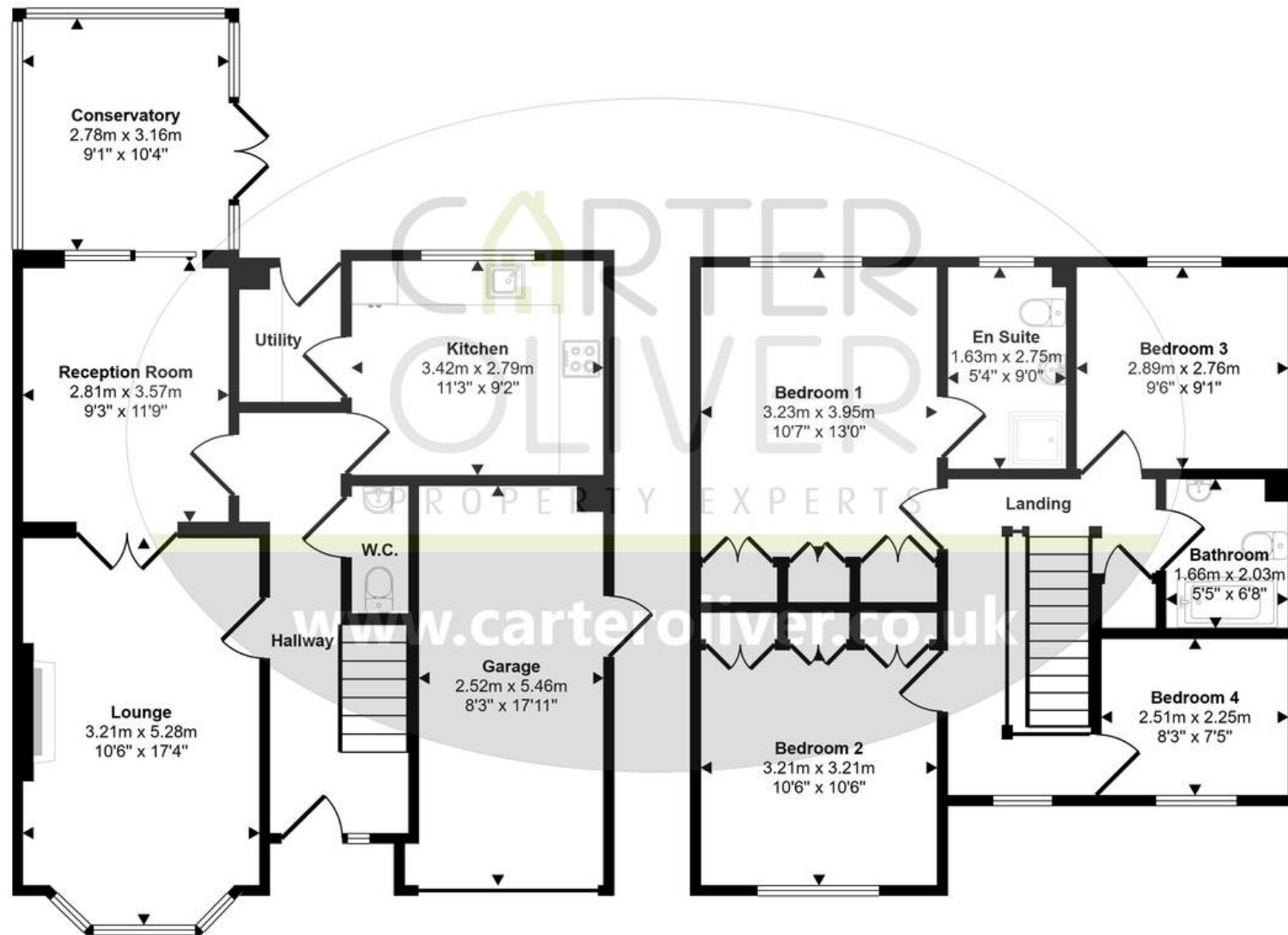
GARAGE

Single Garage

Easy access to the side of the house, which is a good size and room for some storage.



Approx Gross Internal Area
138 sq m / 1485 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Carter Oliver Property

Carter Oliver Property Experts Ltd, 8A Bank Street - LE17 4AG

01455 248033 / 01788 229434

sales@carteroliver.co.uk

www.carteroliver.co.uk