



40 Maxwell Way, Lutterworth

Guide Price **£450,000**

CARTER





40 Maxwell Way

Lutterworth, Lutterworth

Spacious home, 4 bedrooms, 2 Receptions, 3 modern bathrooms, open-plan kitchen/dining area, landscaped garden with patio, garage, off-road parking for 3 cars, close to amenities, perfect for families and professionals.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached house
- Four spacious bedrooms
- Refurbished Ensuite, Family Bathroom and Ground Floor WC
- Open plan kitchen Dining Room
- Separate Utility
- 2 Reception Rooms
- Landscaped garden with patio
- Integrated Single garage /3 Car Side by Side Driveway

Garage

15' 11" x 7' 10" (4.85m x 2.40m)

The garage has an integral door from the Kitchen and is a longer than the average single with up and over door, power and lighting.

Driveway - 3 Parking Spaces

This 3-car wide driveway has block paving and has recently been cleaned to give it a fresh new look. There are shrubs on either side to set you apart from your neighbours' drive, giving privacy.





Hallway

16' 8" x 5' 8" (5.07m x 1.72m)

The entrance Hall is a good size with room to take off your shoes and coats, and gives access to Reception 1 at the front of the house, the understairs storage, the ground floor WC and the Dining Kitchen. The stairs lead off from here to the first floor.

Wc

5' 5" x 5' 1" (1.66m x 1.55m)

A spacious WC with pedestal wash hand basin, radiator and low flush WC with window to the side of the property.

Reception 1 / Lounge

17' 9" x 11' 6" (5.42m x 3.51m)

This is a lovely spacious room to the front of the house, with a good sized bay window and double doors that lead into the Dining Kitchen. There is a gas fire set in a wooden surround.

Kitchen / Diner

10' 6" x 21' 0" (3.21m x 6.39m)

Previously being separate, this is now opened up to a lovely sized family kitchen/dining space. The Kitchen has been fitted to a high standard, with a gas range cooker, integrated dishwasher and plenty of wall and base units for storage. Some doors lead into the Utility, Garage and rear garden. There is an American Style Fisher & Paykel Fridge Freezer, which is plumbed into a water softener, based in the Utility. This can be purchased from the seller.



GARDEN

The garden is low maintenance, having had a makeover with a large paved patio area and an artificial grass area. There is a wooden shed in the left corner of the garden, and the fence has recently been painted for you. The garden backs on to a shrub area which sets you apart from the Leicester Road behind.

Reception 2 / Snug

11' 7" x 10' 6" (3.54m x 3.20m)

The extension to the house was built in 2013, prior to the current owner and has all the relevant certificates. It has provided the house with a fabulous extra Reception Room. The current owner is using it as a Snug/Gym area. What would you use it for?

Utility Room

7' 9" x 4' 11" (2.37m x 1.51m)

With space for 2 appliances, this Utility also has a tall storage cupboard, and base units along with the boiler which was fitted in 2023. More recently, there has also been a water softener fitted, which is currently used with the freestanding Fridge Freezer in the Kitchen.

Bedroom 1

9' 6" x 11' 8" (2.89m x 3.55m)

This large double bedroom is located at the front of the house. There is plenty of room for additional furniture, with large fitted wardrobes already in place. The door to the ensuite is here.

En-suite

6' 9" x 7' 10" (2.05m x 2.40m)

This large ensuite is a delight. Having been refurbished, you have a quality contemporary space. The extra-large shower has a glass screen, and there is a large vanity unit with wash basin and a large mirror above. The low-flush WC is set against a fully tiled backdrop, and there is a large heated towel rail.

Bedroom 2

12' 11" x 11' 0" (3.94m x 3.36m)

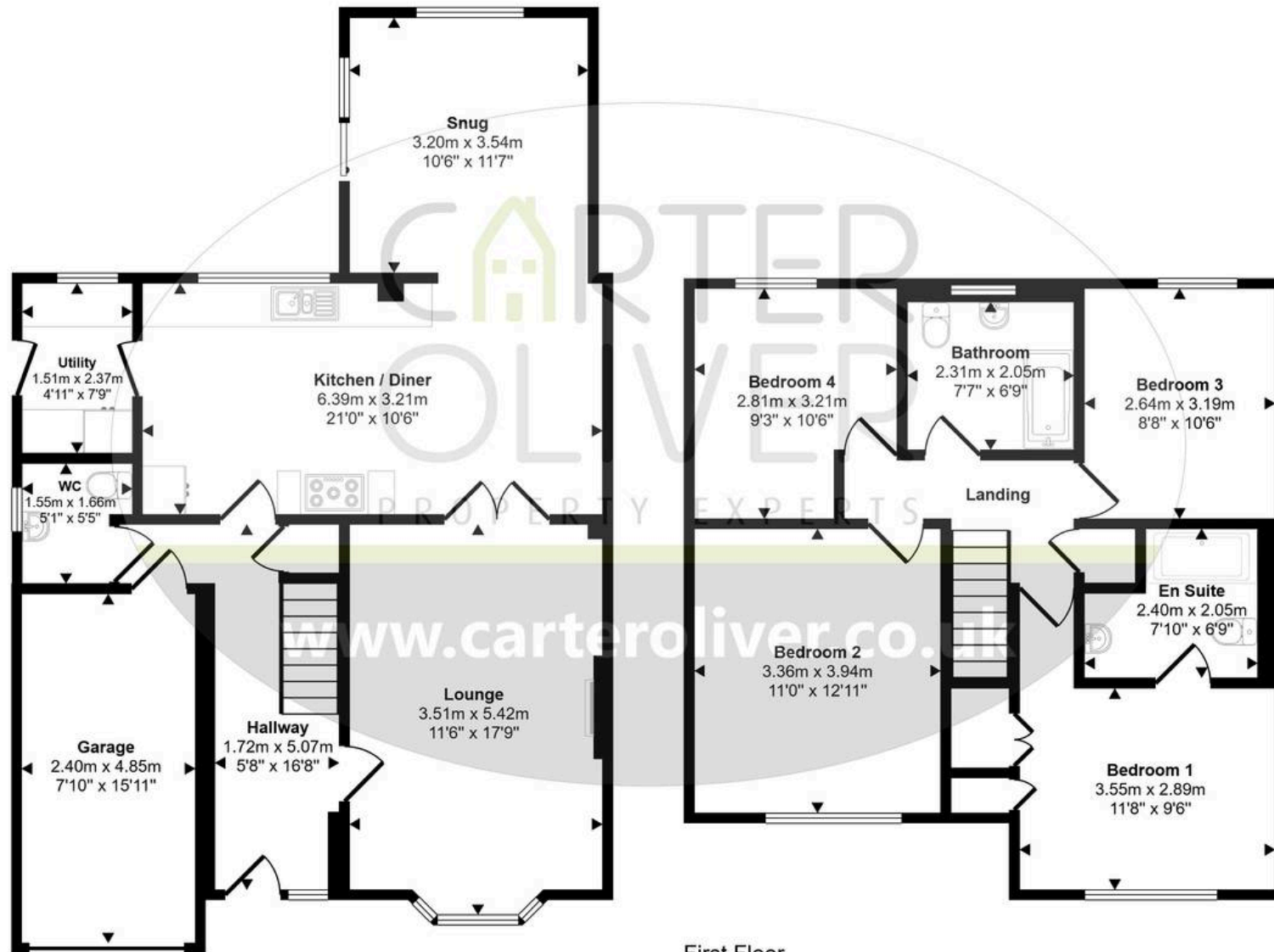
Another large double bedroom, also at the front of the property. Plenty of room to add furniture of your choice.

Bathroom

6' 0" x 7' 7" (1.83m x 2.31m)



Approx Gross Internal Area
145 sq m / 1555 sq ft



Ground Floor
Approx 82 sq m / 880 sq ft

First Floor
Approx 63 sq m / 676 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.



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