



10 Gloster Road, Lutterworth

Guide Price £425,000





10 Gloster Road

Lutterworth, Lutterworth

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern Detached in Show Home Condition Throughout
- Landscaped garden with out door entertaining area + Storage
- Off-road parking for 2 cars side by side
- Modern Open Plan kitchen/Diner with integrated appliances
- Principal Ensuite with walk-in shower
- Built-in wardrobes in 3 out of 4 bedrooms
- Separate utility room with space for 2 appliances
- 3 Reception Rooms
- Family Bathroom with separate Walk in Shower and bath

Entrance Hall

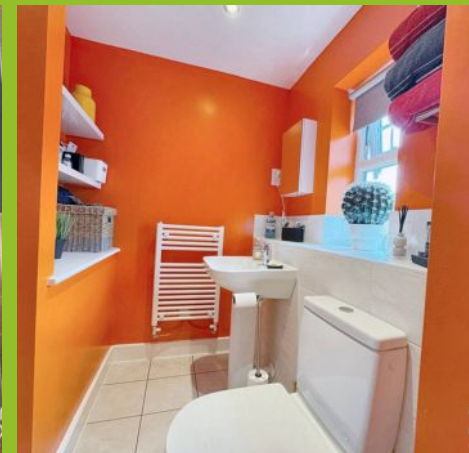
12' 5" x 6' 5" (3.78m x 1.95m)

The entrance hall is tastefully decorated, with LVT flooring. A sleek hallway leading into the ground floor spaces with the stairs leading up to the first floor.

Reception 1 - Lounge

17' 9" x 10' 8" (5.40m x 3.25m)

Having been tastefully redecorated, this show home condition property offers you a fabulous front Lounge with a large bay window to the front of the house. LVT flooring brings a luxury feel to the room.





Kitchen Diner

10' 11" x 17' 5" (3.34m x 5.32m)

A good-sized dining kitchen with built-in appliances, has been recently decorated with LVT flooring. There are doors leading into the utility and ground floor WC and patio doors into the garden. There is also a window overlooking the rear garden.

Utility Room

5' 1" x 5' 6" (1.56m x 1.68m)

With room for 2 appliances, and the boiler, which has recently been serviced. You have access to the ground floor WC and the rear garden.

Ground Floor Wc

Conveniently located close to the back door, for the children to be in and out of the garden without having to trail through the who house.

Principal Bedroom 1

14' 10" x 9' 9" (4.52m x 2.96m)

This is a lovely large double bedroom. The seller has installed fitted wardrobes to provide ample storage. There is a large picture window to the front of the house, and there is carpet fitted.

En-suite

6' 6" x 7' 2" (1.98m x 2.18m)

This is a spacious ensuite, with a large double shower cubicle, heated towel rail, pedestal wash hand basin and low flush WC. There is also a shelf that has been built over the stairs, with a window to the front of the house.

Bedroom 2

12' 1" x 9' 3" (3.69m x 2.83m)

Another large double bedroom with fitted wardrobes. This time situated to the rear of the house.

Family Bathroom

8' 2" x 9' 9" (2.49m x 2.96m)

This larger than average family bathroom, not only has a great double shower cubicle, but also a full bath with hand held shower over. There is a radiator, low flush wc and pedestal wash hand basin. The LVT flooring is clean and fresh and the tiling goes half height around the room with a subtle blue paint to finish off the



Reception 2 – Dining Room

11' 3" x 8' 9" (3.42m x 2.67m)

Taking the front 2/3's of the garage conversion, the sellers have created a fabulous formal dining room. Again with LVT flooring for easy cleaning, there is a large picture window to the front of the house. You could choose to use this room as a snug or even a play-room. The choice is yours.

Reception 3 – Study

7' 0" x 8' 7" (2.13m x 2.61m)

The seller has recently completed a garage conversion providing you with an excellent work from home space, away from the rest of the house. There is a window to the side of the house. LVT flooring gives ease for cleaning.

Garden

A fabulously maintained rear garden, with extended large patio with a wooden pagola located to the left side of the garden, creating a lovely outdoor entertaining space. The lawn has been replaced with an artificial lawn, which enables you to use the garden all year round. Having lost the storage from the garage with the conversion, the sellers have replaced that with 2 outdoor storage cupboards to house all that would have been in the garage, because how many people actually put their car in the garage anyway.

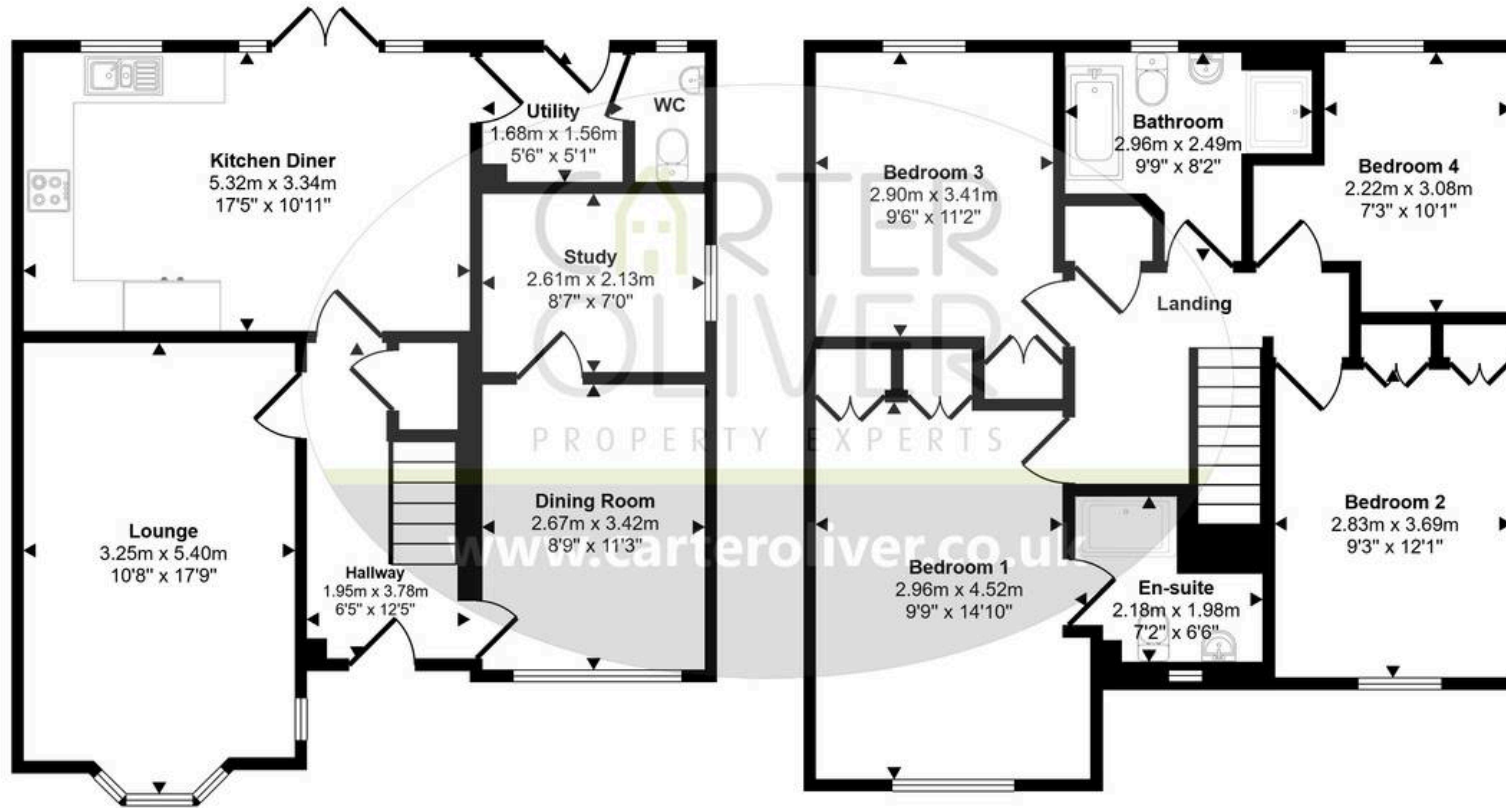
DRIVEWAY

2 Parking Spaces

Parking to the front tarmac driveway for 2 side by side plus an option to extend where there is an artificial lawn to create further parking.



Approx Gross Internal Area
131 sq m / 1409 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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