



15 Leaders Way, Lutterworth

Guide Price **£590,000**

CARTER





15 Leaders Way

Lutterworth, Lutterworth

Perfectly suited for families blended or not, professional couples seeking comfort, functionality, style, and an excellent home for entertaining friends and family. This impressive 5 bed, 3 Rec, 4 bath detached home, offers immaculate contemporary styling. Spacious double garage, open-plan kitchen, well-maintained garden, en-suite principal suite, dedicated office space.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Detached house
- Double garage
- Driveway parking
- Spacious garden
- Open plan kitchen and living area
- Modern kitchen with island and integrated appliances
- Multiple modern bathrooms with walk-in showers and double basins
- En-suite bedroom with built-in storage
- French doors offering garden access
- Dedicated office space





Reception 1/Lounge

20' 10" x 11' 5" (6.35m x 3.47m)

A large family lounge to the rear of the house. There is a good quality grey carpet with french doors opening into the rear garden and directly onto the patio.

Reception 2/Dining Room

8' 5" x 9' 11" (2.57m x 3.02m)

A good-sized dining room with plenty of room for a large table and chairs. The quality carpet is beige. Located to the front of the property with a window overlooking the front.

Reception 3

7' 9" x 7' 6" (2.36m x 2.28m)

For those needing a home office, this is perfectly located to the front of the house with lots of natural light, leaving all 5 bedrooms free for you and your family to enjoy. Perfect for the larger family or having friends and family over to stay.

Breakfast Kitchen

13' 5" x 16' 7" (4.09m x 5.05m)

Wow, what a lovely space. Located to the rear of the property, there are large patio doors leading out onto the patio area and also a window over-looking the garden. With the unique velux-style windows in the vaulted ceiling, there is such a great feel of space in the room. Appliances are fitted for your convenience with an added breakfast bar for those quick meals. You still have plenty of room for your snug sofas, or even another table.



Utility Room

6' 2" x 6' 8" (1.87m x 2.03m)

Located off the kitchen, the utility has space for 1 or 2 appliances with additional wall and base units. The boiler is also located here, and there is a side access door leading directly onto the double-width driveway. The perfect position to unload your shopping without having to trail through the house.



Ground Floor WC

Well-positioned off the entrance hall, with a tiled floor for easy cleaning. Low flush WC, pedestal wash hand basin and radiator.

Principal Bedroom 1

19' 4" x 11' 5" (5.90m x 3.49m)

Wow, this huge bedroom will easily take a Super King Bed with lots of room around it for storage and relaxation. There is a window to the front and velux-style windows to the rear.

Principal Dressing Room

7' 7" x 13' 2" (2.32m x 4.01m)

Luxury at its best. Somewhere to keep all of your clothes in one place. There are so many wardrobes for fabulous storage. There is even space for a chaise lounge to relax in whilst contemplating what to wear.

Principal Ensuite

9' 1" x 9' 5" (2.78m x 2.88m)

A fabulous ensuite bathroom with not only a full-sized bath, but also a great double shower cubicle. You have dual wash hand basins, a tiled floor, a heated towel rail, and a low flush WC.

Garden

A great-sized garden with lawned area, and large stone patio that sweeps from behind the double garage, around in front of the kitchen area, and widening out in front of the lounge area. A great outdoor entertaining space for all of your friends and family to enjoy.

DOUBLE GARAGE

2 Parking Spaces

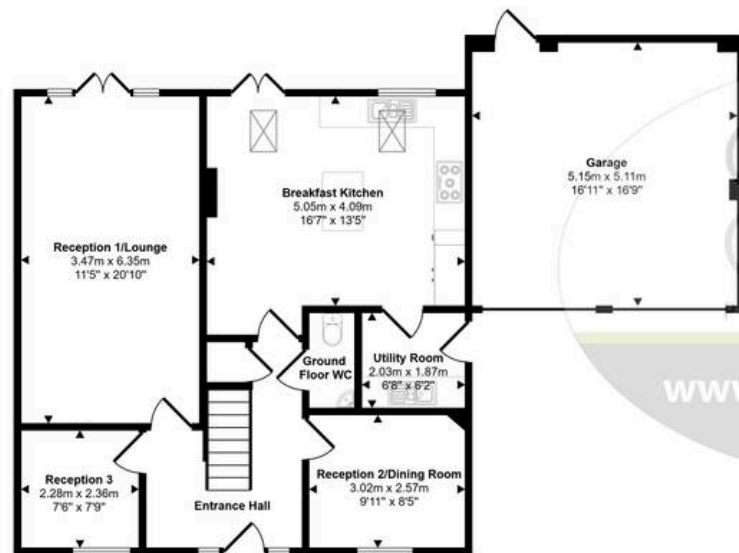
A large double garage with eaves storage. There are 2 metal up and over doors with a rear access door into the garden. Space for 2 cars to park.

DRIVEWAY

2 Parking Spaces

Tarmac double width side by side Driveway for 2 cars

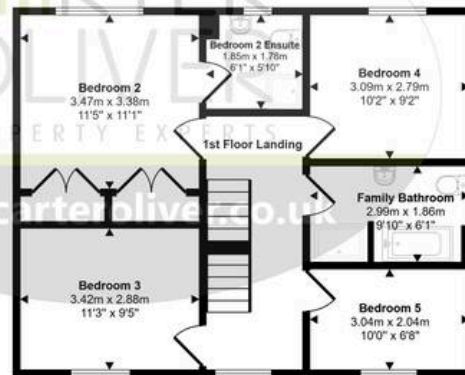




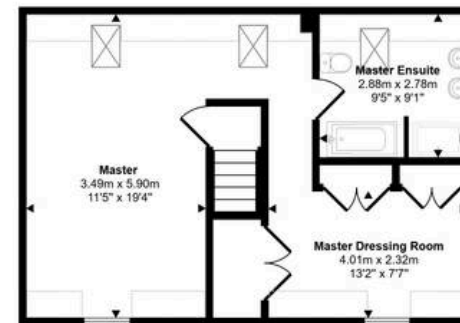
Ground Floor
Approx 103 sq m / 1112 sq ft

Denotes head height below 1.5m

Approx Gross Internal Area
215 sq m / 2311 sq ft



First Floor
Approx 61 sq m / 655 sq ft



Second Floor
Approx 51 sq m / 544 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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