



CARTER
OLIVER

1 Javelin Close, Lutterworth

Guide Price £540,000





1 Javelin Close

Lutterworth, Lutterworth

Step into this exquisite 4 double bed detached (2 en-suites) home with a Large Double Garage, double-width driveway for 6 cars, grand entrance hall, open-plan kitchen, 2 Reception Rooms, family bathroom, converted rear of double garage, private rear garden. Tranquil setting, 15 mins to Rugby station. Every detail is carefully curated for lavish, comfortable living. Council Tax band: F

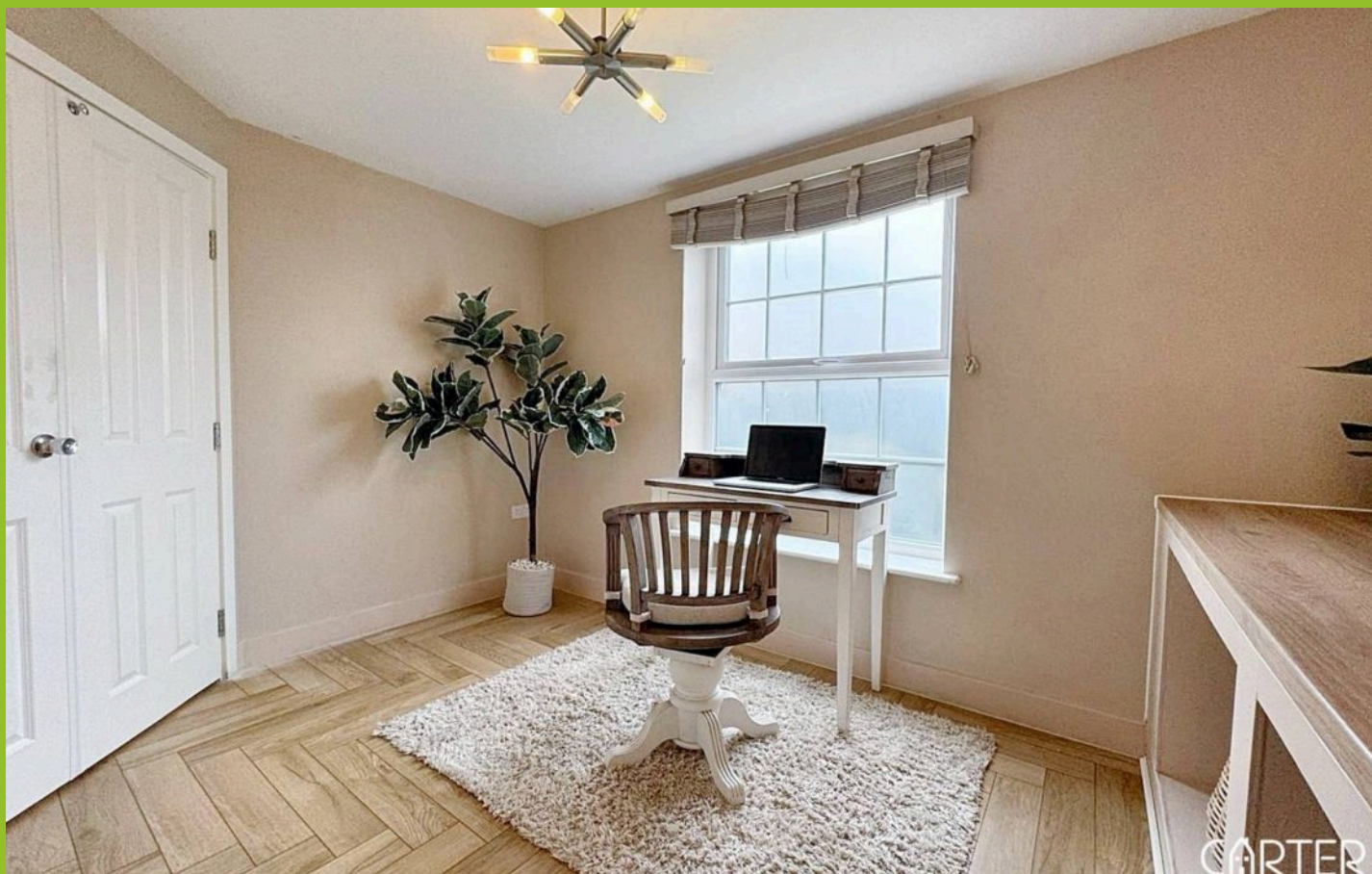
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Double Garage With Rear Converted Into 2 Rooms That Are Soundproofed
- Double Width Driveway For 6 Cars
- Stunning Double Height Vaulted Entrance Hall
- Large Open Plan Kitchen Dining Family Room
- 2 Reception Rooms
- 4 Double Bedrooms
- 2 En-Suites
- Family Bathroom With Separate Bath And Shower
- Good Size Rear Garden With Multiple Entertaining Spaces





Kitchen Diner

15' 8" x 20' 10" (4.77m x 6.36m)

What a fabulous Open Plan Kitchen/Family Room this is. You have your Island with storage, room for a large family table and chairs, as well as having space for a sofa to be able to sit and chat when preparing meals or just having a get together with friends and family.

Utility Room

4' 4" x 6' 5" (1.33m x 1.95m)

The utility is located off the kitchen. There are spaces for 2 appliances, with base and wall units for additional storage.

Wc

2' 11" x 8' 0" (0.89m x 2.45m)

Ideally located off the fabulous entrance hall with window to the side of the property, WC and wash hand basin. The room is half tiled for a simple clean finish.

Reception 2 / Office

8' 4" x 11' 7" (2.54m x 3.52m)

A great-sized 2nd Reception Room, located to the front of the property. It is the perfect space for a home office with double doors leading into the entrance hall. There is a large window to the front of the property that has opaque film for privacy when working.

Reception 1 / Lounge

8' 7" x 11' 8" (2.62m x 3.56m)

What a fabulous-sized Lounge space. There is a lot of natural light, with the large window to the front and double patio doors to the rear. The perfect space to spend those cosy nights in.





Principal Bedroom 1

10' 6" x 15' 11" (3.20m x 4.86m)

Wow, a super-sized bedroom for that retreat away from the children. There is a large Super King bed here at the moment, but it certainly doesn't overpower the room. There are large fitted wardrobes perfect for tidying away your clothes in one place. With the dual Aspect windows, you have lots of natural light here.

Principal En-suite

5' 0" x 9' 2" (1.53m x 2.79m)

This en-suite Shower is larger than average, and is fully tiled. There is a pedestal wash hand basin and low flush WC, along with a large heated towel rail.

Family Bathroom

6' 6" x 9' 2" (1.98m x 2.80m)

Another fully tiled bathroom with Separate shower cubicle, giving luxury at it best for those busy families. A window to the side of the house, WC and Pedestal wash hand basin finish off this large family bathroom.

Bedroom 2

9' 4" x 11' 9" (2.85m x 3.57m)

Wow, another great-sized double bedroom to the rear of the house. with lots of room for additional furniture and large window to the rear of the property.

2nd En-suite

6' 5" x 6' 4" (1.95m x 1.93m)

This has a shower cubicle and is again fully tiled. The large heated towel rail is raised on the fully tiled wall, and there is a pedestal wash hand basin and WC. There is also a window to the rear of the property.

Bedroom 3

9' 9" x 11' 6" (2.97m x 3.50m)

The 3rd double bedroom is to the front of the property, with 3 fitted double wardrobes.



Bedroom 4

9' 1" x 8' 8" (2.76m x 2.63m)

The 4th double bedroom is also located at the front of the house, currently being used as an office space.

Rear Room Garage A

10' 0" x 9' 8" (3.06m x 2.95m)

this Room is fitted with electric radiators power sockets, the room is fully insulated and sound proofed with triple glazed windows.

Rear Room Garage B

9' 11" x 5' 0" (3.01m x 1.52m)

Again this room is fully insulated and sound proofed, and is being used as a storage room.

Garden

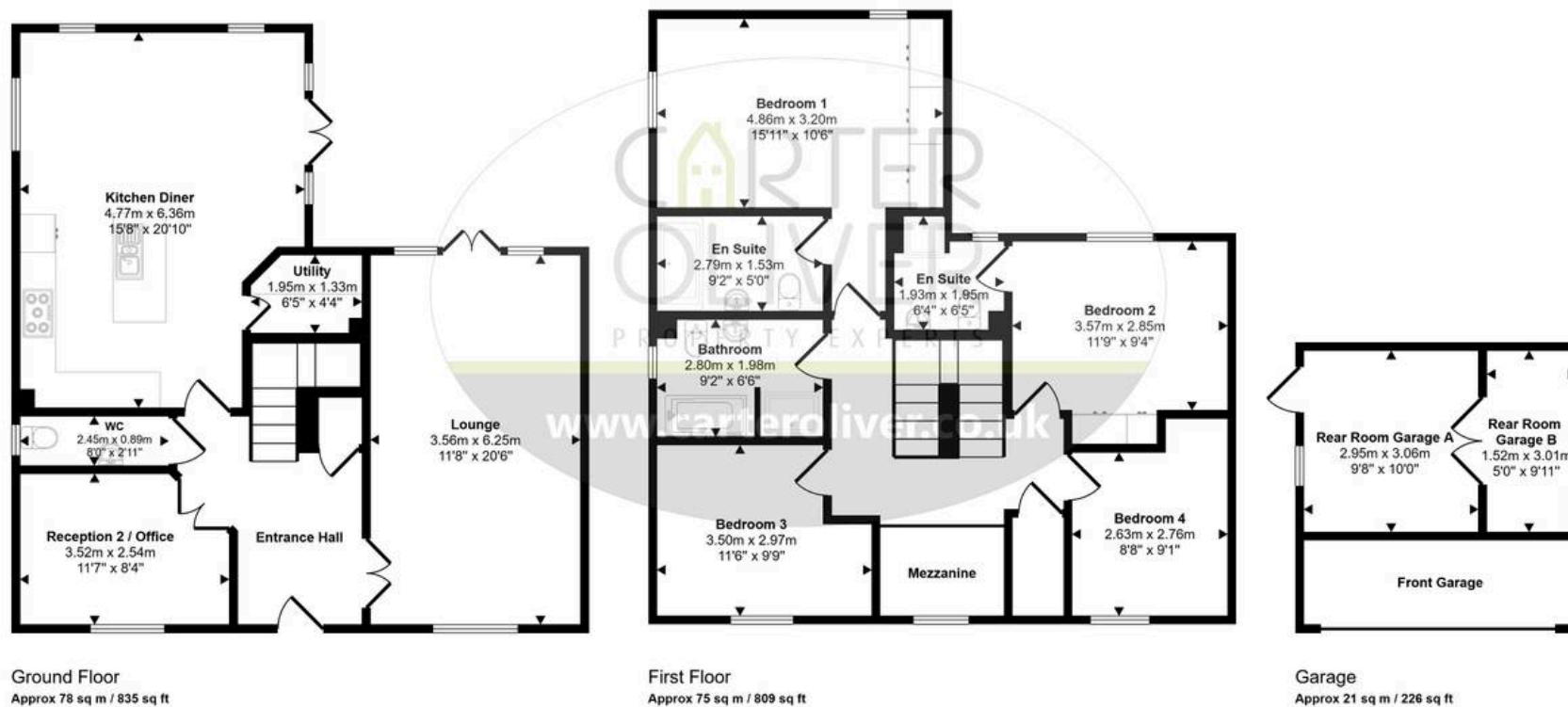
DRIVEWAY

6 Parking Spaces

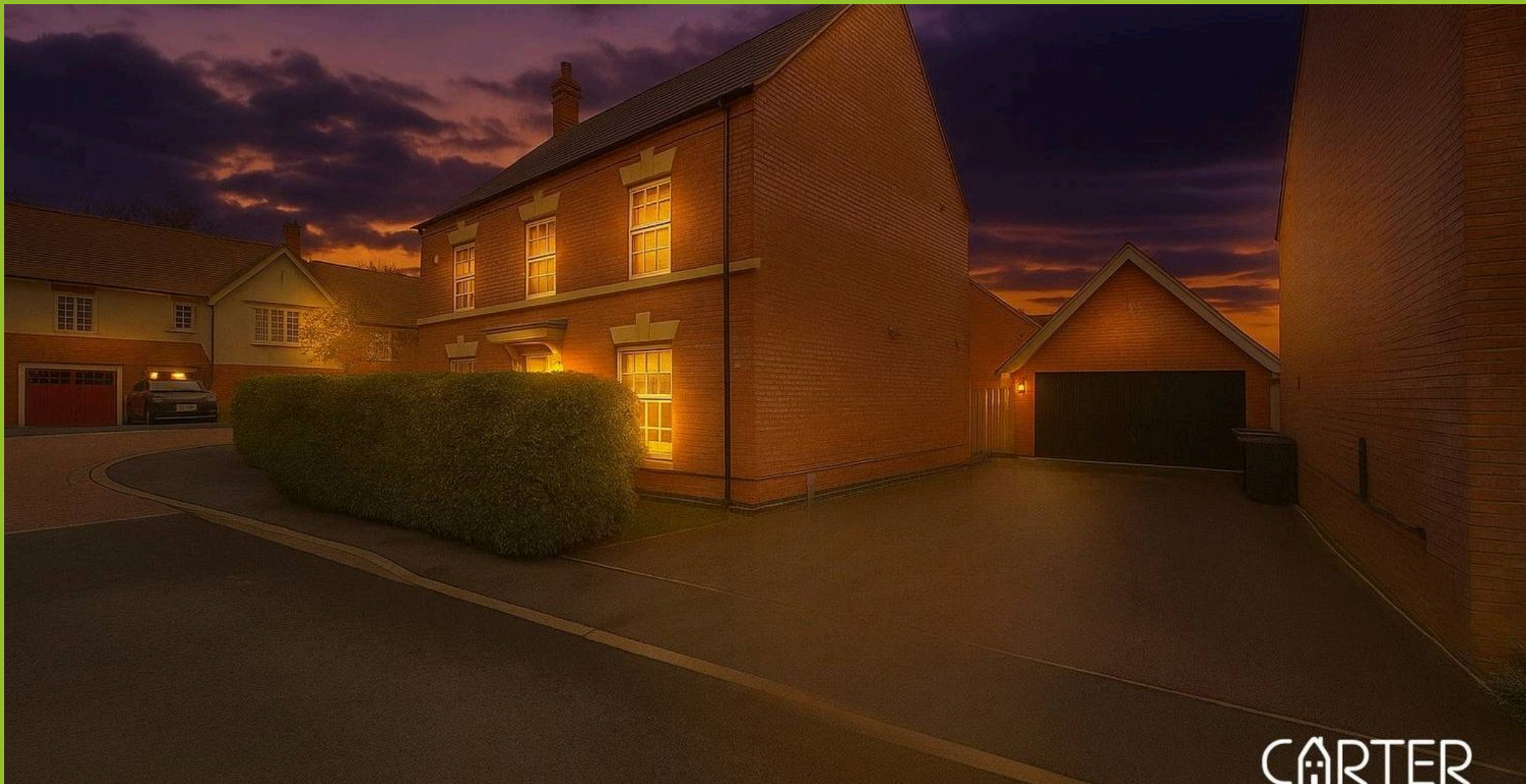




Approx Gross Internal Area
174 sq m / 1870 sq ft



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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