



## Hardy House 25A Lutterworth Road Pailton, Rugby, CV23 0QE

Welcome to this STUNNING NEW BUILD DETACHED property. This attractive family home boasts FOUR DOUBLE BEDROOMS and enjoys a peaceful rural setting on the edge of Pailton village, with far reaching FIELD VIEWS to the rear aspect.

Pailton village has been granted over £2MILLION OF NATIONAL LOTTERY HERITAGE FUNDING to create a new hub, which includes a PUB, RESTAURANT, CAFE, SHOP, POST OFFICE, ACCOMODATION, ENTERPRISE UNITS & CO-WORKING SPACE, & LANDSCAPED GARDENS.

This neutrally decorated home boasts a gorgeous open-plan kitchen with high-quality fixtures, including Quartz Worktops & Samsung integrated appliances. The kitchen also features an adjoining utility room, providing additional functionality. With plenty of natural light and a spacious dining area, this is the perfect space for entertaining guests or enjoying family meals.

Guide price £425,000

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- New Build Detached Home (10 Year NHBC Warranty)
- Garage & Multiple Off Road Parking (Front & Rear Aspects)
- Family Bathroom & Two En-Suites (Aqualisa Bathroom Fittings)
- Eligible for Discounted 'Green' Mortgages
- Four Spacious Double Bedrooms
- Stunning Open Plan Kitchen/Diner & Samsung Integrated Appliances
- Separate Lounge For Cosy Family Times
- Versatile Accommodation Over Three Floors
- Utility Room and Guest WC
- Peaceful Village Location With Field Views

## Entrance Hall

14'6" x 6'7" (4.43 x 2.03)

## Lounge

12'10" x 12'0" (3.92 x 3.66)

## Kitchen/Diner

19'0" x 13'1" (5.81 x 4.01)

## Utility Room

10'8" x 5'1" (3.27 x 1.57)

## Guest WC

5'7" x 2'3" (1.71 x 0.71)

## Bedroom One

19'8" x 12'9" (6.00 x 3.91)

## En-Suite

6'3" x 5'11" (1.93 x 1.81)

## Bedroom Two

12'9" x 9'11" (3.90 x 3.03)

## En-Suite

8'2" x 5'5" (2.50 x 1.66)

## Bedroom Three

12'2" x 9'0" (3.72 x 2.75)

## Bedroom Four

11'2" x 9'8" (3.42 x 2.97)

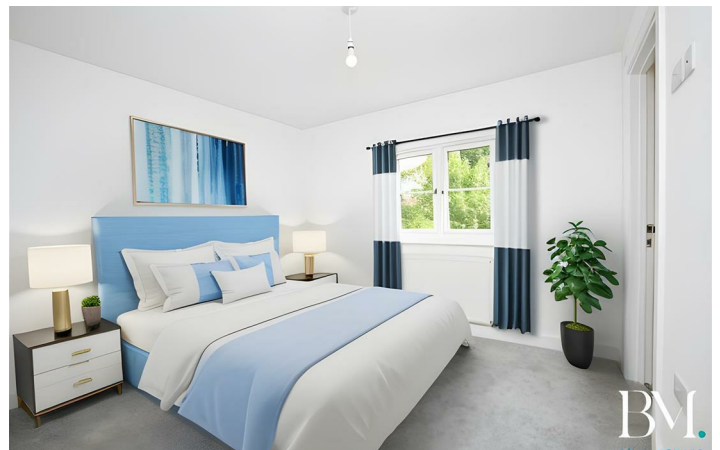
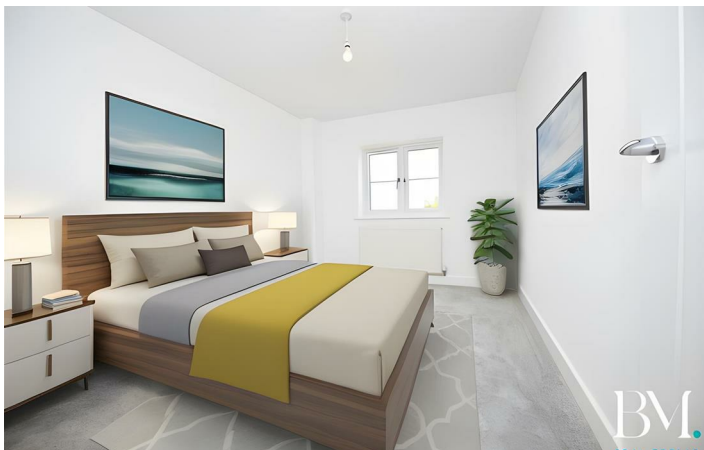
## Family Bathroom

6'5" x 6'0" (1.97 x 1.85)

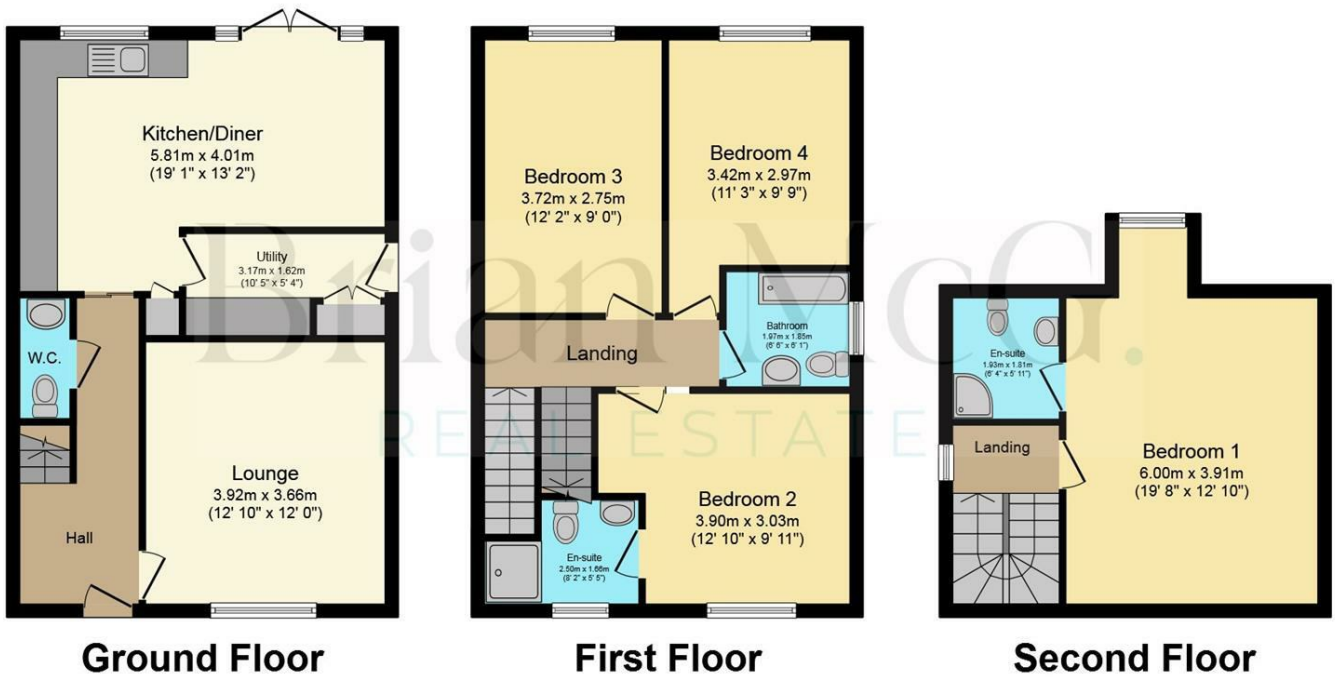


[Directions](#)





# Floor Plan



Total floor area 133.8 sq.m. (1,440 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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