



## 25 Lutterworth Road Rugby, Pailton, CV23 0QE

Welcome to this STUNNING NEW BUILD DETACHED property built by the renowned 'Revel Homes' and benefiting from a 10 year NHBC warranty. This attractive family home boasts FOUR DOUBLE BEDROOMS and enjoys a peaceful rural setting on the edge of the village of Pailton, with far reaching FIELD VIEWS to the rear aspect.

This neutrally decorated home boasts a gorgeous open-plan kitchen with high-quality fixtures, including Quartz Worktops and 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.

The property offers a spacious reception room with large windows, creating a bright and airy atmosphere. This room provides ample space for relaxation and quality time with loved ones.

Guide price £425,000

# 25 Lutterworth Road

Rugby, Pailton, CV23 0QE



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

## 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

1.71 x 0.71

## Bedroom One

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

## En-Suite

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

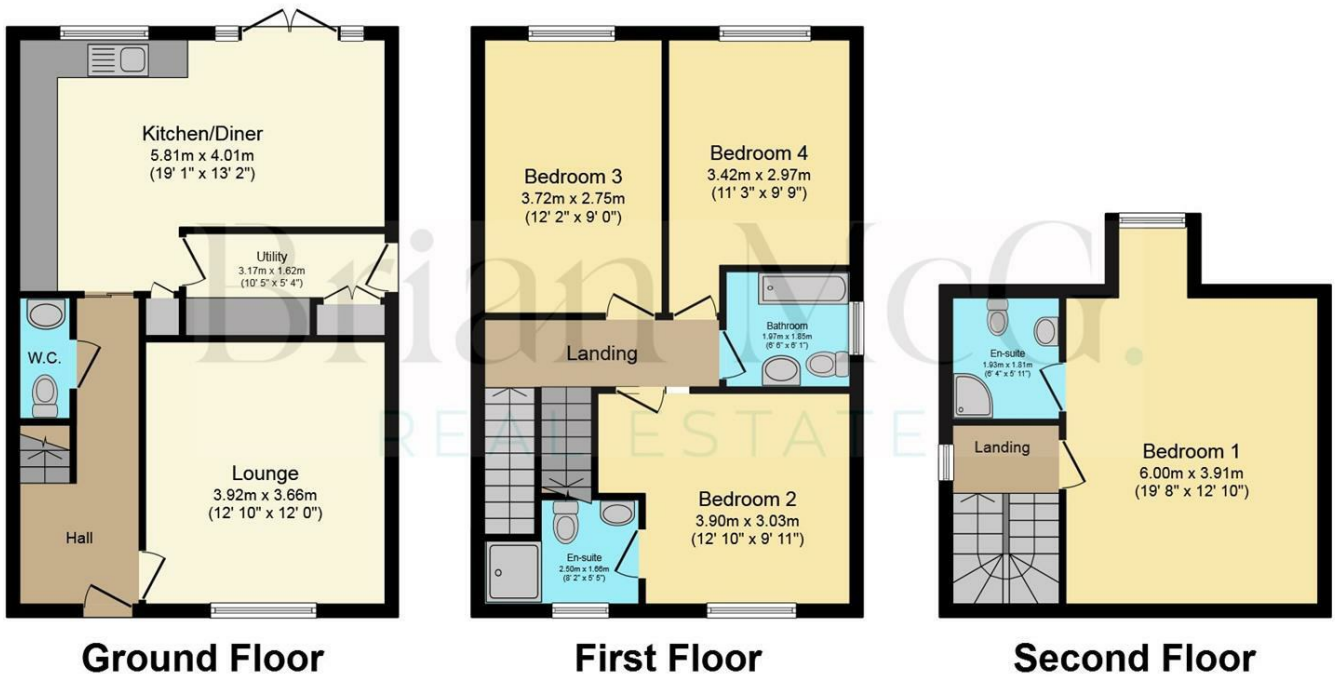
6'5" x 6'0" (1.97 x 1.85 )



[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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