



## 2 Javelin Close , Lutterworth, LE17 4QZ

PICTURE PERFECT MODERN DETACHED FAMILY HOME - Boasting FOUR bedrooms, a quiet cul-de-sac location, tandem driveway, landscaped garden, and CONVERTED GARAGE which could be utilised as a HOME OFFICE/GYM/YOGA STUDIO etc.

This superb family home provides a truly 'TURN-KEY' ready to move into proposition, with stylish and spacious living accommodation arranged over two floors.

There is a spacious and welcoming entrance hall, with guest WC, a gorgeous, bay fronted lounge with an on trend paneled feature wall, and to the rear aspect is a stunning fitted kitchen/diner/family room with high specification integrated appliances, french doors with full height glazing either side which floods the space with natural light, and adjoining utility room, and makes the perfect space for entertaining family and friends.

Offers over £390,000

## 2 Javelin Close , Lutterworth, LE17 4QZ



- BEAUTIFUL DETACHED HOME
- Tandem Driveway
- Entrance Hall & Guest WC
- BATHROOM & EN-SUITE
- Four Bedrooms
- CONVERTED GARAGE
- SPACIOUS KITCHEN/DINER
- LANDSCAPED GARDEN
- BAY FRONTED LOUNGE
- Utility Room

### Entrance Hall

### Guest WC

### Lounge

17'5" x 11'3" (5.32 x 3.45)

### Kitchen/Diner

19'5" x 13'1" (5.94 x 4.01)

### Utility Room

5'6" x 3'11" (1.70 x 1.20)

### Office

13'2" x 8'2" (4.03 x 2.49)

### Bedroom One

12'9" x 11'3" (3.90 x 3.45)

### En-Suite

8'0" x 4'9" (2.46 x 1.46)

### Bedroom Two

11'3" x 8'3" (3.45 x 2.52)

### Bedroom Three

11'0" x 8'1" (3.36 x 2.48)

### Family Bathroom

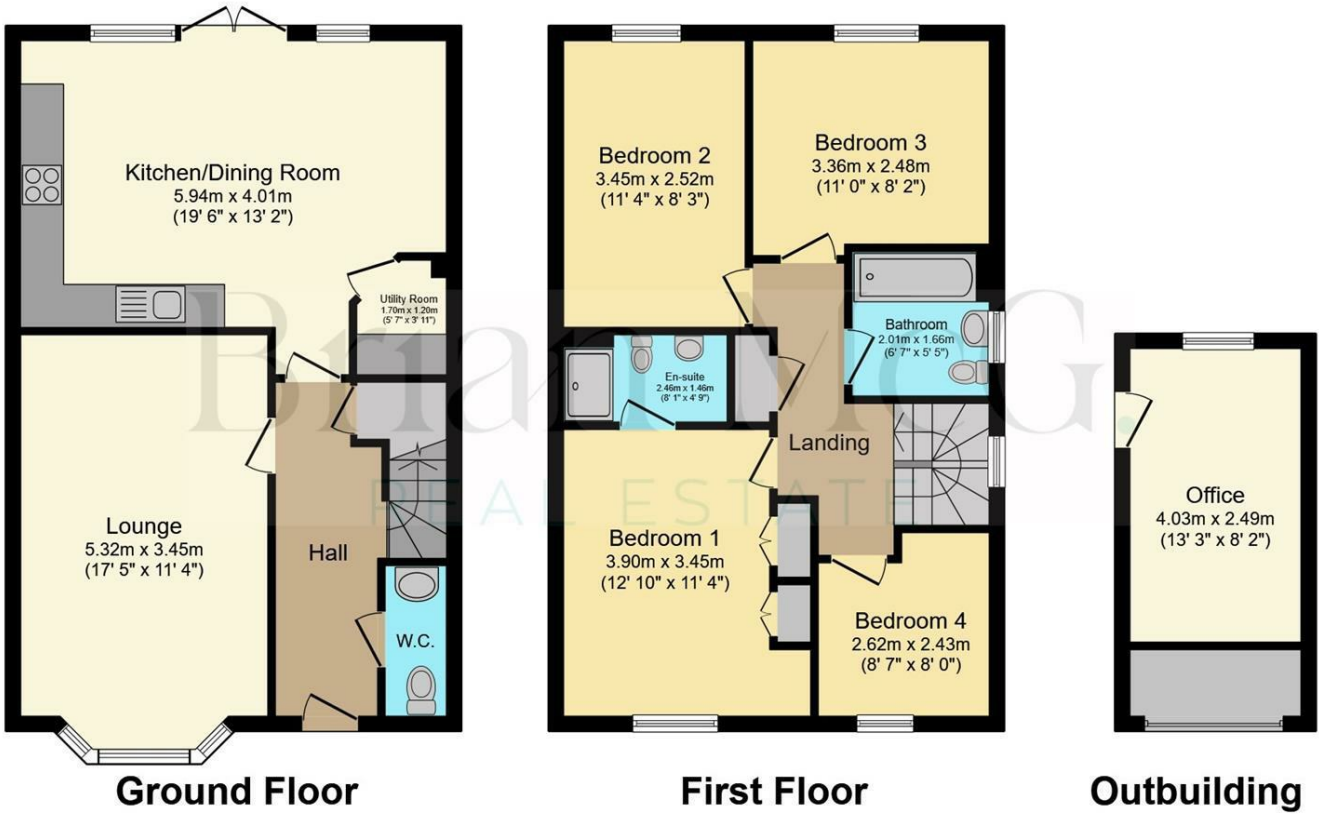
6'7" x 5'5" (2.01 x 1.66)



[Directions](#)



# Floor Plan



Total floor area 125.0 sq.m. (1,346 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

