

## 23A Lutterworth Road Pailton, Rugby, CV23 0QE

STUNNING NEW BUILD DETACHED property, benefitting 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.

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, ENTERPRISE UNITS & CO-WORKING SPACE.

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

# 23A Lutterworth Road

## Pailton, Rugby, 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)

### En-Suite

2.50 x 1.66

### Lounge

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

### Bedroom Three

3.72 x 2.75

### Kitchen/Diner

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

### Bedroom Four

3.42 x 2.97

### Utility Room

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

### Bathroom

1.97 x 1.85

### Bedroom One

6.00 x 3.91

### En-Suite

1.93 x 1.81

### Bedroom Two

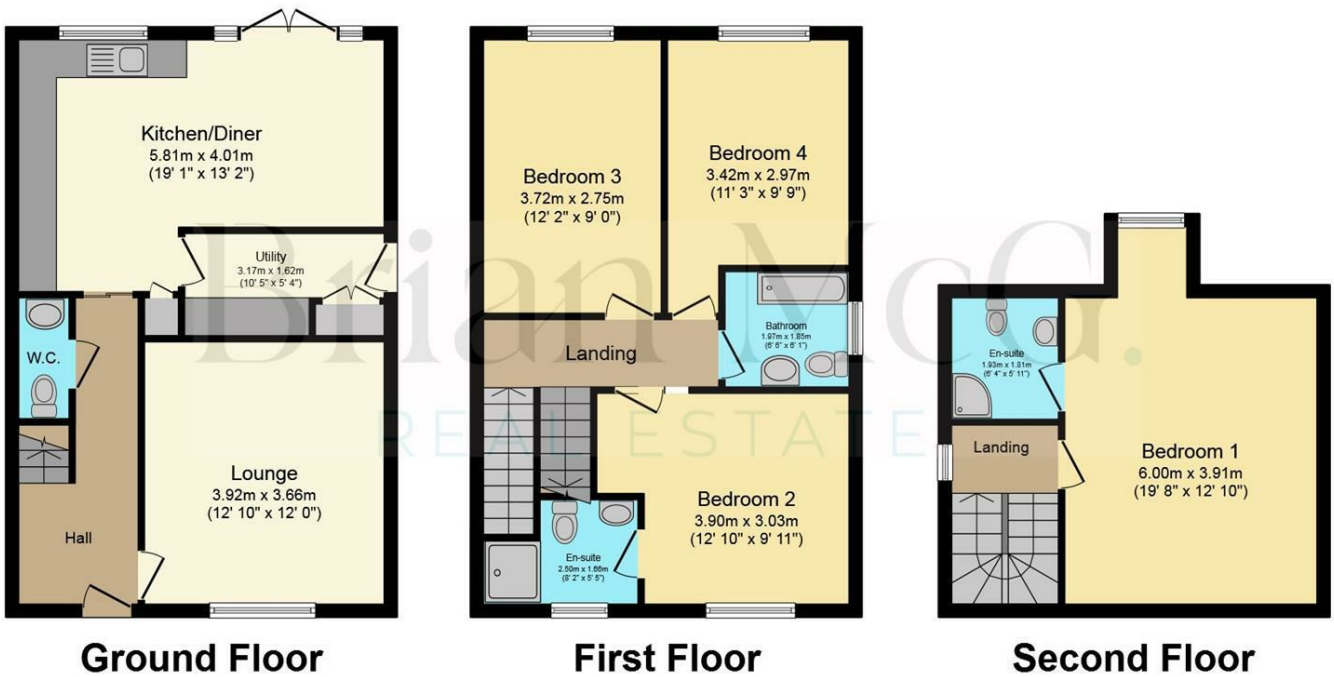
3.90 x 3.03



[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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