

39 Leaders Way , Lutterworth, LE17 4YS

This superb, modern detached property is offered for sale with NO ONWARD CHAIN, and enjoys a tucked back from the road, secluded corner position on this popular residential development.

Boasting a driveway and garage providing off road parking for three vehicles, the residence comprises in brief of an entrance hall with guest WC, a 22ft dual aspect living room, a modern kitchen/diner and adjoining utility room on the ground floor.

** The property is currently tenanted, so images have been virtually staged with CGI furniture **

The first floor features a landing area, four well proportioned bedrooms, a family bathroom, and en-suite to bedroom one.

Offers over £350,000

39 Leaders Way , Lutterworth, LE17 4YS



- Modern Detached Family Home
- Driveway & Garage
- Kitchen/Diner
- Good Sized Enclosed Rear Garden
- Secluded Corner Plot Position
- Entrance Hall & Guest WC
- Utility Room
- Four Well Proportioned Bedrooms
- Dual Aspect Lounge
- Family Bathroom & En-Suite

Entrance Hall

Guest WC

Lounge

22'2" x 11'6" (6.78 x 3.51)

Kitchen/Diner

22'2" x 8'5" (6.78 x 2.59)

Utility Room

6'3" x 5'8" (1.93 x 1.73)

Bedroom One

13'1" x 11'8" (3.99 x 3.56)

En-Suite

Bedroom Two

12'11" x 8'7" (3.96 x 2.64)

Bedroom Three

8'7" x 8'11" (2.64 x 2.72)

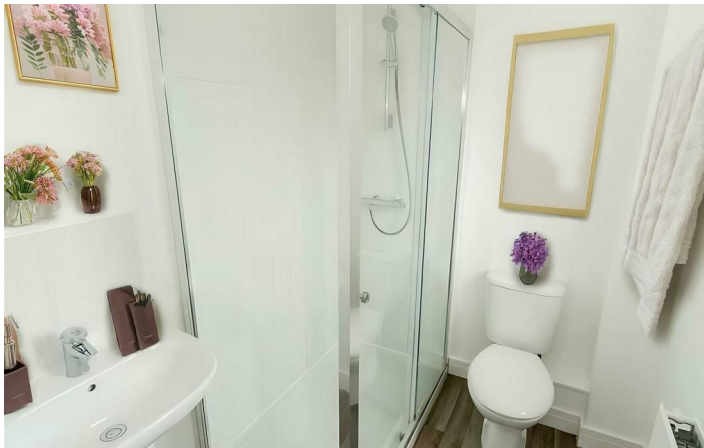
Bedroom Four

8'11" x 8'0" (2.72 x 2.46)

Bathroom



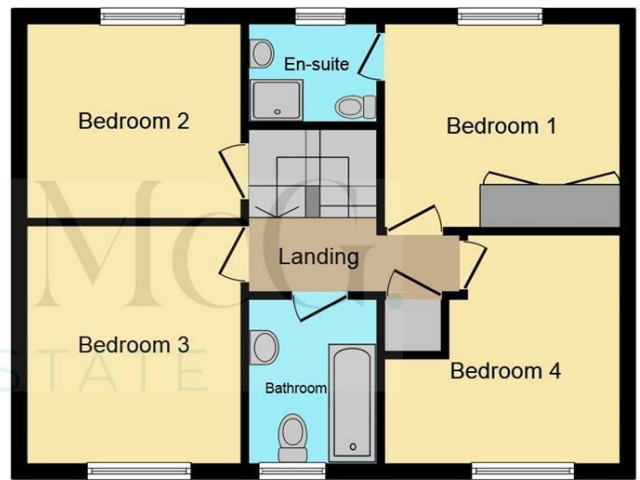
[Directions](#)



Floor Plan



Ground Floor
Floor area 51.0 sq.m. (549 sq.ft.)



First Floor
Floor area 51.0 sq.m. (549 sq.ft.)

TOTAL: 102.1 sq.m. (1,099 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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