

31b Lutterworth Road, Walcote,  
Lutterworth

CURRAN  
BIRDS



CO



## 31b Lutterworth Road, Walcote, Lutterworth

Price £325,000

**SUPERB NEW BUILD HOME** - An attractive new build three bedroom semi-detached home, offering a quality specification with around 1000 square feet of beautifully appointed, energy efficient living accommodation. The property offers an air source heat pump with energy efficient radiators and a high level of insulation. The property is constructed to a quality specification by a reputable local builder and is due for completion in June 2024 and will benefit from a 10 year NHBC Guarantee.

The accommodation has quality uPVC double glazed windows and brief the accommodation comprises: entrance hallway, cloakroom wc, living room with bay window and superb open plan living dining kitchen with bi-folding doors giving access to the rear garden.

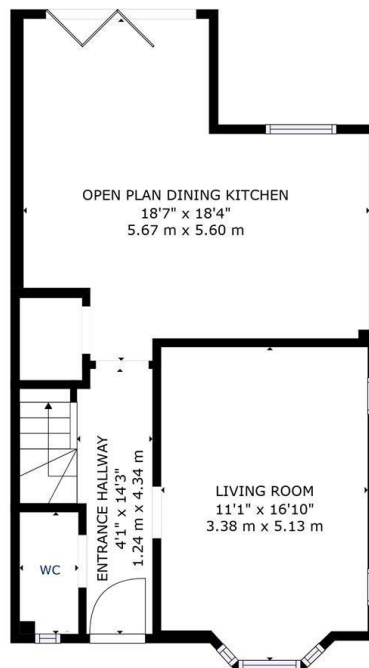
The first floor landing leads to three well proportioned bedrooms and a contemporary bathroom. The primary bedroom has the benefit of a contemporary en-suite shower room.

Outside are landscaped gardens to the rear with driveway to the side leading to the single detached garage.

# Features

- Quality Specification New Build Semi-Detached Home
- 10 Year NHBC Builder Guarantee
- Air Source Heat Pump & uPVC Double Glazing
- Superb Open Plan Dining Kitchen with Bi-Folding Doors
- Primary Bedroom with Contemporary En-Suite Shower Room
- Highly Desirable Village Location
- Energy Efficient Accommodation with a High Level of Insulation
- Entrance Hallway, WC & Living Room with Bay Window
- Three Bedrooms & Contemporary Bathroom
- Driveway, Single Detached Garage & Enclosed Rear Garden

# Floor Plan

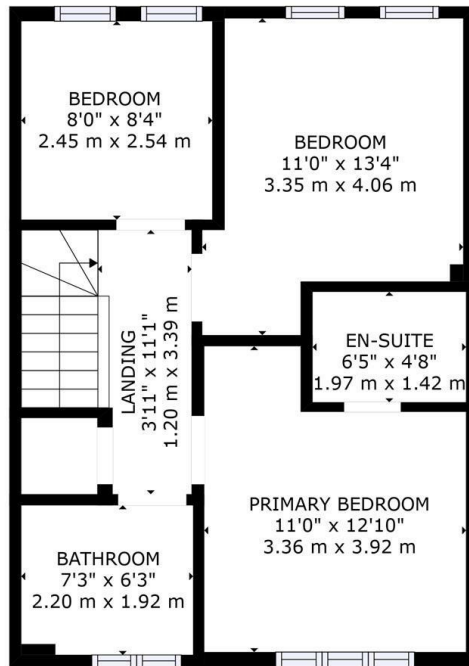


FLOOR 1

TOTAL: 1066 sq. ft, 99 m<sup>2</sup>  
FLOOR 1: 569 sq. ft, 53 m<sup>2</sup>, FLOOR 2: 497 sq. ft, 46 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# Floor Plan



FLOOR 2

**TOTAL: 1066 sq. ft, 99 m<sup>2</sup>**  
FLOOR 1: 569 sq. ft, 53 m<sup>2</sup>, FLOOR 2: 497 sq. ft, 46 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# The Property

## LOCALITY & AMENITIES

Walcote village is a sought after and highly convenient village located around 2 miles from Lutterworth Town Centre which benefits from a number of local amenities and services.

Walcote has a local petrol station and small shop, The Black Horse public house and village hall.

There are excellent road links close by with M1 Junction 20 at Lutterworth and main train line services can be accessed from Rugby taking 50 minutes to London Euston, or Market Harborough to London St Pancras International. East Midlands International Airport is also easily accessible.

## THE ACCOMMODATION

### GROUND FLOOR

Entrance Hallway 14'3 x 4'1 (4.34m x 1.24m)

### WC

Living Room 16'10 into bay x 11'1 (5.13m into bay x 3.38m)

Superb Open Plan Dining Kitchen 18'7 x 18'4 maximum (5.66m x 5.59m maximum)

### FIRST FLOOR

Landing 11'1 x 3'11 (3.38m x 1.19m)

Primary Bedroom 12'10 x 11'0 (3.91m x 3.35m)

En-Suite Shower Room 6'5 x 4'8 (1.96m x 1.42m)

Bedroom Two 13'4 maximum x 11'0 (4.06m maximum x 3.35m)

Bedroom Three 8'4 x 8'0 (2.54m x 2.44m)

Bathroom 7'3 x 6'3 (2.21m x 1.91m)

Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

### OUTSIDE


Driveway & Single Garage

Enclosed Rear Garden

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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Purchasers must make further investigations and inspections before entering into any agreement.

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