



## Marlborough Place, Lutterworth, LE17 4DE

£685,000

This beautifully presented Parker Lake designed executive home in an exclusive gated development, offers over 3,000 sq feet of accommodation and is finished to a high specification with four double bedrooms and double garage. This property is located within walking distance of Lutterworth town centre and offers generous accommodation over three floors.

Lutterworth is a pretty market town just seven miles north of Rugby in the Harborough district of Leicestershire. It offers great access to the road network including the M6/A14, M1, M69 and the A5, as well as the Magna Park distribution centre. It is 15 miles south of Leicester and 1 mile from M1 junction 20. The town offers many amenities including an abundance of shops, ranging from independent retailers to national chains, and supermarkets, including Morrisons and Waitrose. There are numerous restaurants, pubs and wine bars and a number of hotels including a traditional coaching inn. The schooling in Lutterworth is very popular and the property is located within walking distance of a number of highly regarded schools including Lutterworth College and Lutterworth High School.



# 3 Marlborough Place, Lutterworth, LE17 4DE

## ENTRANCE HALL

porcelain tiled floor, with oak stairs rising to the first floor and oak and glass doors providing access to the ground floor accommodation, including a useful storage cupboard and a cloakroom fitted with a contemporary wall hung wash hand basin, fitted with mono bloc taps, and WC.

garden, fitted wardrobes and an en-suite bathroom

## BEDROOM THREE

Double glazed windows, fitted cupboards



## BEDROOM FOUR

Double glazed windows, fitted cupboards



## BATHROOM

Luxury bathroom fitted to a high specification with underfloor heating, a large spa bath with bespoke panelling, which complements the wall hung vanity unit with wash bowl over, shower enclosure, heated towel ladder, WC with wall mounted flush, bidet and fitted shelving.



## SECOND FLOOR LANDING

Access to principle bedroom, velux window



## PRINCIPLE BEDROOM

Velux windows, bespoke fitted dressing table, drawers and shelving, in addition to an impressive walk-in dressing room with fitted shelves and hanging space.

## EN SUITE

en-suite is fitted to a high standard, featuring a vanity unit with 'his and hers' wash bowls over, WC, double shower enclosure and chrome heated towel ladder.



## DRESSING AREA

Fitted wardrobes, carpeted

## DOUBLE GARAGE

Double garage with two single remote electric doors

## GARDENS

High degrees of natural privacy, lawned and patio areas, mature shrub and tree borders

## CLOAKROOM WC

fitted with a contemporary wall hung wash hand basin, fitted with mono bloc taps, and WC.

## OFFICE

fitted furniture including an extensive desk area for working from home, with wall and base units for storage and a large picture window overlooking the front aspect

## DRAWING ROOM

the spacious drawing room overlooks the rear garden which French doors open out to. The room is fitted with built-in surround sound speakers and a remote controlled gas living flame fire which provides a focal point to the room. Added to this is high coved ceilings, mood lighting and a wonderful infinity mirror light.

## KITCHEN BREAKFAST AREA

The contemporary kitchen has been fitted with a variety of bespoke, handleless wall hung and base kitchen cabinets, incorporating drawers and pan drawers including a bank of wall to ceiling units. Integrated appliances include a double oven, induction hob with extractor fan over, microwave, larder fridge and freezer, with further space and plumbing in the utility room for a washing machine and tumble drier.

## UTILITY

## FIRST FLOOR LANDING

## BEDROOM TWO

Juliet balcony overlooking the rear



