



3 Lilac Drive, Lutterworth, Leicestershire, LE17 4FP

HOWKINS &
HARRISON

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Lutterworth, Leicestershire,
LE17 4FP

Offers in Excess of: £500,000

A beautifully presented and tastefully decorated four bedroom detached property, located at the end of a private drive. Upgraded and finished to a very high standard this property further benefits from a landscaped rear garden, double garage with workshop to the rear and parking for several vehicles. Offered to the market with no onward chain.

Features

- High specification
- Four double bedrooms all with built-in wardrobes
- Bespoke en-suite
- Vaulted ceiling to principal bedroom
- Solid oak flooring
- Staircase with solid oak steps
- William Morris feature walls
- Bespoke fitted kitchen
- Landscaped garden with sunken patio
- Established wisteria
- Double garage and workshop to rear
- No chain



Location

Lutterworth is a pretty market town 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. The town offers many amenities including an abundance of shops, ranging from independent retailers to national chains, and supermarkets, including Morrisons, Waitrose and Aldi. 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.



Ground Floor

A steel faced door provides access to the entrance hall which is fitted with natural slate floor tiles, a Victorian style radiator, bespoke stairs rising to the first floor and doors leading to the ground floor accommodation, including the cloakroom which is fitted with a wash hand basin, WC and tiling which complements the entrance hall. The dining room has attractive solid oak flooring and a further Victorian style radiator. Double oak doors provide access to the sitting room which has a continuation of the solid oak flooring, Victorian style radiators, a multi paned window overlooking the front aspect and patio doors, with glazed panels either side, to the rear which flood the room with natural light. The focal point to the room is an attractive log burner inset into a chimney breast, with grey slate brick hearth and a solid oak surround with oak wall panelling above. An inner hall has doors leading through to the kitchen which in turn has French doors leading to the rear garden. The kitchen is fitted with bespoke, hand built DeVol wall and base dovetail cabinets and breakfast bar, with a combination of wood and granite work surfaces over and finished with natural slate tiled flooring. There is a Belfast sink and gas and electric Aga. The adjacent utility room provides access to the rear and space for additional appliances such as a washing machine, fridge/freezer and tumble dryer.

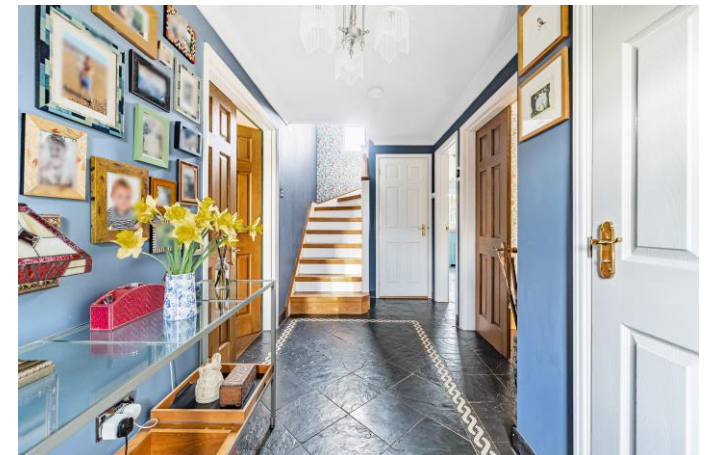


First Floor

A galleried landing has doors leading through to four double bedrooms and the family bathroom. The area is flooded with lots of natural light from a feature window over the staircase. The master bedroom is accessed through an archway, off an inner all and benefits from a Juliet balcony, vaulted ceiling and fitted wardrobes to one wall. There is solid oak flooring which complements the solid oak finishing to the inside of the wardrobes. The en-suite has been re-fitted to a high standard with pretty mosaic tiling to the walls, natural slate tiling to the floor and comprises of a wash hand basin, WC, chrome heated towel ladder and a bespoke solid oak and glass shower screen to the wet area, with rainforest shower and separate handheld shower. There are three further double bedrooms all benefitting from built-in wardrobes, one of which is currently being used as an office. The family bathroom, fitted with slate tiles and part tiled mosaic wall, comprises of white suite which includes a bath with shower over, WC, wash hand basin and fitted heated mirror to the wall.

Outside

The property is approached via a tarmacadam drive which leads to parking for several vehicles and a double garage, which has a useful workshop behind. There is a gate to one side beyond which, is a useful area for storage. The front is mainly laid to lawn with a central pathway, planted borders, log store and attractive box hedging. A side gate provides access to the established rear garden, which has a patio area recently laid with stone cobbles, and an attractive sunken seating area with pergola over and a beautiful established wisteria which climbs over, along the fence and across the rear of the property, providing an abundance of colour when in flower. The sunken area has sleeper edges which complement the sleeper edged borders planted with a variety of plants. There is some laurel screening, a cherry tree and outside lighting.



Viewing

Strictly by prior appointment via the selling agents. Contact
Tel:01455-559203.

Fixtures and Fittings

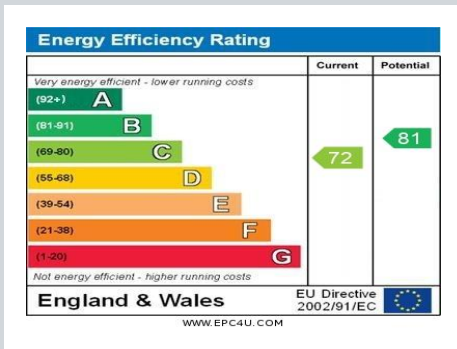
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

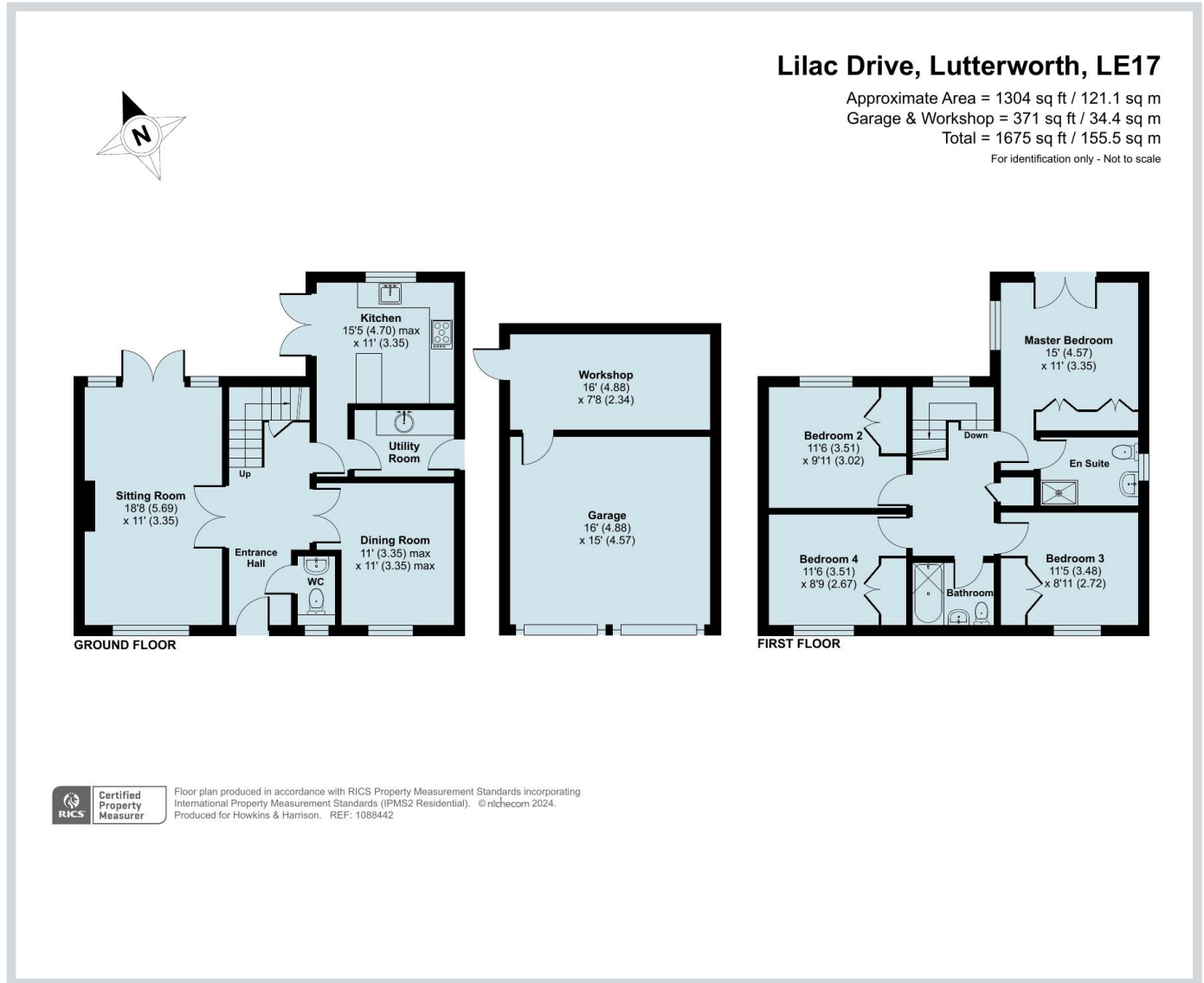
Harborough District Council. Tel:01858-828282.
Council Tax Band – E.



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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