



4 Leaders Way, Lutterworth, Leicestershire, LE17 4YW
Draft Particulars

HOWKINS &
HARRISON

4 Leaders Way, Lutterworth,
Leicestershire,
LE17 4YW

Guide Price: £400,000

This charming four-bedroom, modern detached property located in the popular Leaders Way, Lutterworth offers a perfect blend of convenience and comfort, situated close to the town centre and local amenities. Upon entering, you are greeted by a spacious interior that boasts an open plan lounge/diner and benefits from a master bedroom with en-suite for added privacy, a convenient utility room and a downstairs cloakroom. One of the highlights of this lovely home is the off-road parking available, in addition to a single garage located to the rear of the property, ensuring that parking is never a hassle.

Features

- Popular residential location
- Garage to the rear with further off-road parking
- Close to the town centre and all its amenities
- Four bedrooms
- Master with en-suite shower room and built-in wardrobes
- Recently fitted kitchen
- Open plan lounge/diner
- Utility room
- Downstairs cloakroom
- South facing, landscaped garden
- Wooden outbuilding used as a home office



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

Welcome to this beautiful family home which features modern amenities and spacious living areas, perfect for comfortable living and entertaining. The kitchen, newly fitted in 2021, is equipped with a dishwasher, integrated double oven, microwave, a gas hob and incorporates a range of base and eye level units, painted in a tasteful dark green shade, including numerous cupboards, drawers and full height larder units, with complementary work surfaces over. There is tiling to the floor and attractive patterned tiling to the splashback areas. Adjacent to the kitchen is the utility room, which houses a recently serviced boiler with further built-in cupboards and offers direct access to the garden. The open-plan lounge/dining area provides a generous space for dining and relaxation. The entrance hall, with convenient under-stairs storage, leads to a home office that benefits from a front-facing window, allowing ample natural light to fill the room. A downstairs cloakroom is also easily accessible from the hallway.



First Floor

Upstairs, the first floor landing provides access to the loft and includes a useful airing cupboard for additional storage. The family bathroom is fitted with a white suite featuring a panelled bath with glass shower screen and shower over, pedestal wash hand basin, WC and a window for natural ventilation. The master bedroom is a highlight, offering a spacious en-suite bathroom with a double shower enclosure along with large, fitted wardrobes. Bedroom four, decorated in a charming pink theme, overlooks the garden, while bedroom two has a front-facing window, with bedroom three serving as an ideal guest room.



Outside

The south-facing garden is a delightful space, professionally landscaped with well-maintained borders and a large paved patio area ensuring a pleasant outdoor experience. A wooden cladded outbuilding is set up as an office space and is equipped with electrics, providing a versatile work-from-home environment. The property also includes a garage, located to the rear, with a boarded ceiling and fully equipped electrics. A driveway accommodates up to three cars, adding to the convenience of this home.



Viewing

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

Fixtures and Fittings

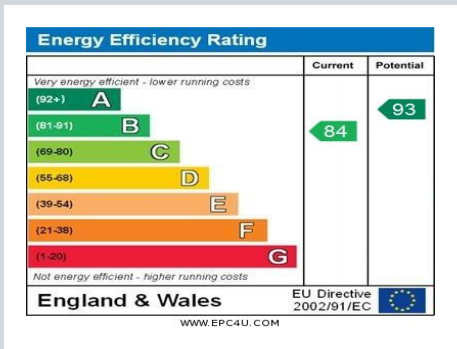
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

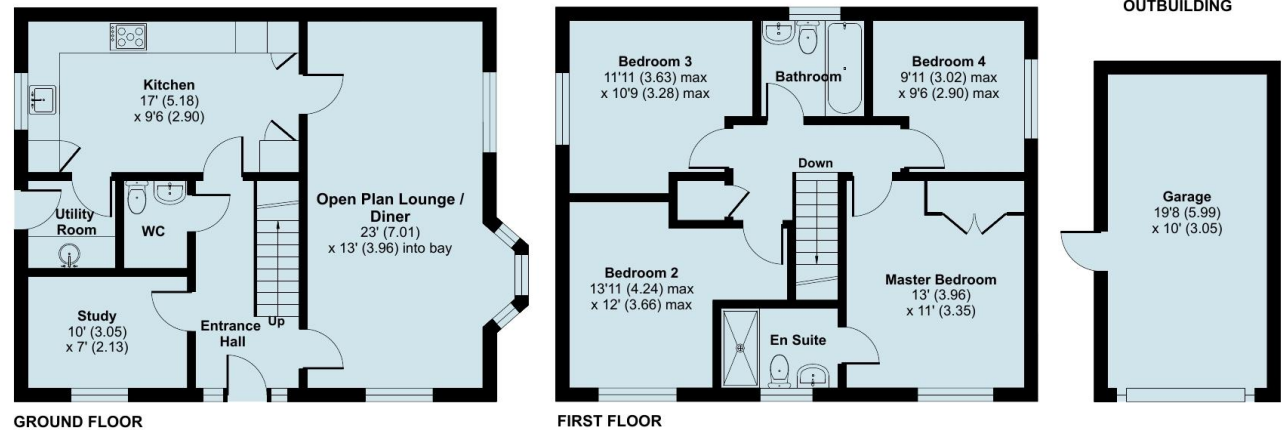
Harborough District Council 01858 828282.
Council Tax Band – E.



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Approximate Area = 1321 sq ft / 122.7 sq m
Garage = 197 sq ft / 18.3 sq m
Outbuilding = 64 sq ft / 5.9 sq m
Total = 1582 sq ft / 146.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Howkins & Harrison. REF: 1133606

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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.