



13 Fern Road, Lutterworth, Leicestershire, LE17 4HQ

HOWKINS &
HARRISON

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Leicestershire, LE17 4HQ

Guide Price: £485,000

A four bedroom detached Mulberry Home built two years ago to a high specification. Located close to Lutterworth town centre, with delightful countryside views to the front aspect, the property offers spacious accommodation over two floors, benefitting from an open plan kitchen/diner, master with en-suite, off-road parking for two vehicles and a single garage.

Features

- Open plan kitchen/diner
- High gloss kitchen
- Four double bedrooms
- Master with en-suite
- High specification
- Shutters to the first floor windows
- Popular residential location
- Close to local amenities
- Off-road parking and a single garage
- Security lighting to the front and rear of the property
- Enclosed landscaped rear garden
- Just over 8 years remaining of the NHBC guarantee
- Views to the front over quiet open countryside



Location

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.



Ground Floor

The front door provides access to the entrance hall with stairs rising to the first floor and doors leading to the ground floor accommodation along with door to a useful downstairs cloakroom, fitted with a wash hand basin and WC. There is a useful understairs storage cupboard and tiled flooring which extends into the cloakroom fitted with a wall hung wash hand basin and WC with tiling to the splash back areas. The sitting room is particularly light and spacious with a window overlooking the front aspect and French doors, with glazed panels either side, leading to the rear garden. The open plan kitchen/dining room, which offers space for a dining table and seating area, is fitted with a variety of neutral high gloss wall and base kitchen cabinets, including pan and cutlery drawers, with complementary work surfaces over. Fitted appliances include a fridge/freezer, dishwasher, Bosch electric oven and combination oven/grill, gas hob with extractor fan over. To the front of the kitchen the windows are fitted with attractive shutters, with patio doors to the rear opening into the garden. A further door provides access to the utility room which also has a door to the rear garden and a further range of high gloss kitchen cabinets, with space and plumbing for a washing machine.



First Floor

A galleried landing has doors leading to four bedrooms and the family bathroom. The master bedroom overlooks the rear aspect and is fitted with modern sliding wardrobes with mirror insets. There is a shutter to the window and a door leading to the en-suite fitted with a wash hand basin, WC, shower enclosure, heated towel ladder and shutters to the window. There are three further double bedrooms, one with fitted sliding wardrobes and all with fitted shutters. The family bathroom, with tiling to the floor and attractive patterned wall tiles, comprises of a panelled bath with shower over and glass and chrome shower screen, pedestal wash hand basin, WC and heated towel ladder along with shutters to the window.

Outside

To the front of the property there is a central paved path with planted borders either side with low level laurels and hydrangea. To the side of the property there is a tarmacadam drive which provides parking for two vehicles in front of the single garage, which has light and power connected. A side gate provides access to the rear garden which has a paved patio area, providing an ideal space for outdoor dining and entertaining, and is mainly laid to lawn and enclosed by close board fencing. There is a large garden shed with light and power and double opening doors, ideal for storage.



Viewing

Strictly by prior appointment via the selling agents. Contact
Tel:01788-564666.

Fixtures and Fittings

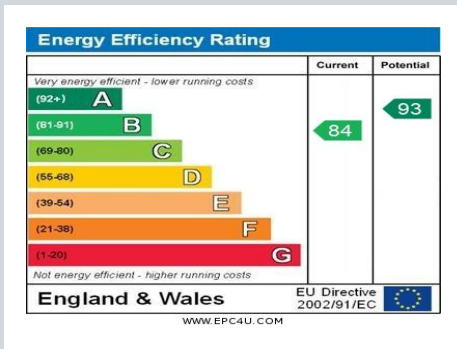
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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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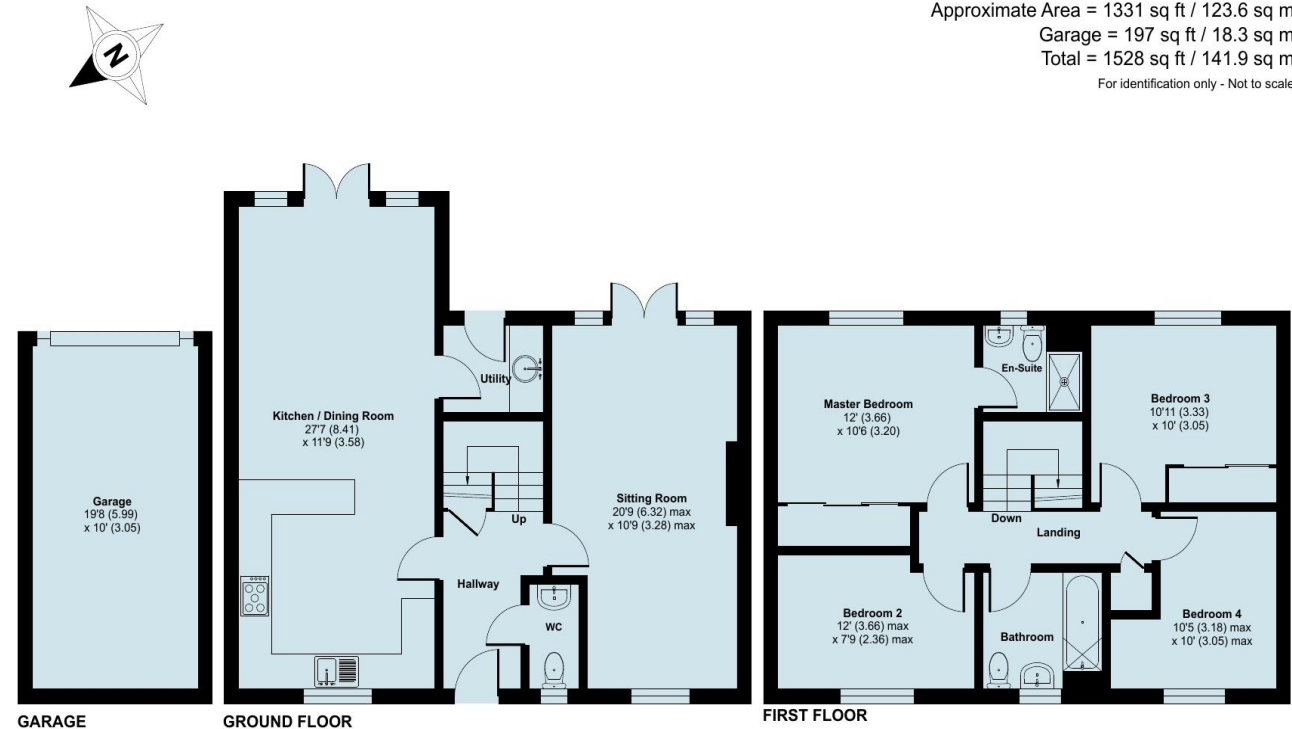
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Approximate Area = 1331 sq ft / 123.6 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 1528 sq ft / 141.9 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). © ntkhcom 2024. Produced for Howkins & Harrison. REF: 1161017

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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