



3 Marlborough Place, Lutterworth, Leicestershire, LE17 4DE

HOWKINS &
HARRISON



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Guide Price: £700,000

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.

Features

- Over 3,000 sq feet of accommodation
- Three reception rooms
- Contemporary kitchen/breakfast room with roof lantern and sound system
- Luxury bathrooms
- Principal bedroom with walk-in dressing room and en-suite
- Landscaped garden and courtyard garden
- Integrated vacuum system
- Utility room
- Exclusive gated development
- Double garage
- Block paved driveway
- Corner position
- Former show home



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

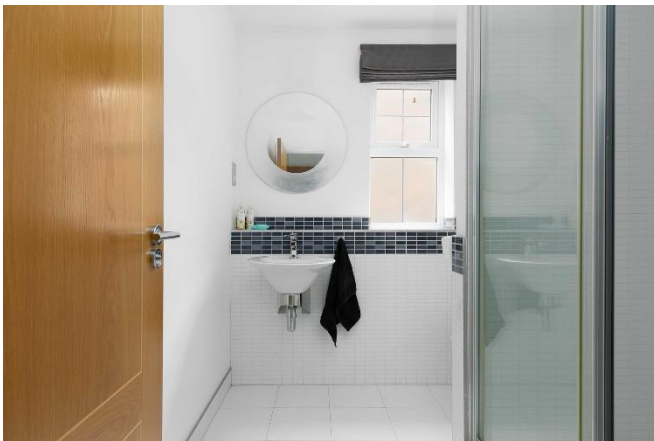
Enter to a spacious entrance hall fitted with attractive porcelain tiled floor, with oak stairs rising to the first floor and oak and glass doors providing access to the ground floor accommodation, including a useful storage cupboard and a cloakroom fitted with a contemporary wall hung wash hand basin, fitted with mono bloc taps, and WC. Double doors lead through to the impressive kitchen/breakfast room which extends the full length of the property and provide an ideal space for social and family gatherings. 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. The kitchen opens out to a fabulous dining area/garden room with impressive roof lantern above. Two sets of French doors open to the garden and double doors lead through to the dining room, which can also be accessed off the main entrance hall. 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. The ground floor office features 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, affording lots of natural light.





First Floor

A generous landing has stairs rising to the second floor and provides access to three double bedrooms and the family bathroom, which is 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. Bedroom two benefits from multi paned doors which open to a Juliet balcony overlooking the rear garden, fitted wardrobes and an en-suite bathroom. Bedrooms three and four are located on the first floor with bedroom four providing storage with cupboards fitted across one wall.



Outside

The private development is accessed through double wrought iron electric gates and a pedestrian gate, both operated via an intercom system, beyond which is a tarmacadam drive leading to the property, where there is a block paved driveway with parking in front of the double garage with two single remote electric doors. There is additional storage space to the side providing easy access to the steps to the loft storage in the pitched roof. The front garden is low maintenance with a small lawned area. A side gate leads to a large patio area outside of the utility room which has a particularly private feel and would make an ideal entertaining area or location for a hot tub. The paving continues along the side of the property where there are raised beds to the rear garden, which is mainly laid to lawn edged with railway sleepers. There is a split level patio providing further space for outdoor dining, with borders planted with established trees and shrubs.



Second Floor

A Velux window provides natural light to the landing. Doors lead to a useful storage cupboard and to the fabulous principal suite, with further Velux windows, bespoke fitted dressing table, drawers and shelving, in addition to an impressive walk-in dressing room with fitted shelves and hanging space. The 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.







Viewing

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01455-559203.

Fixtures and Fittings

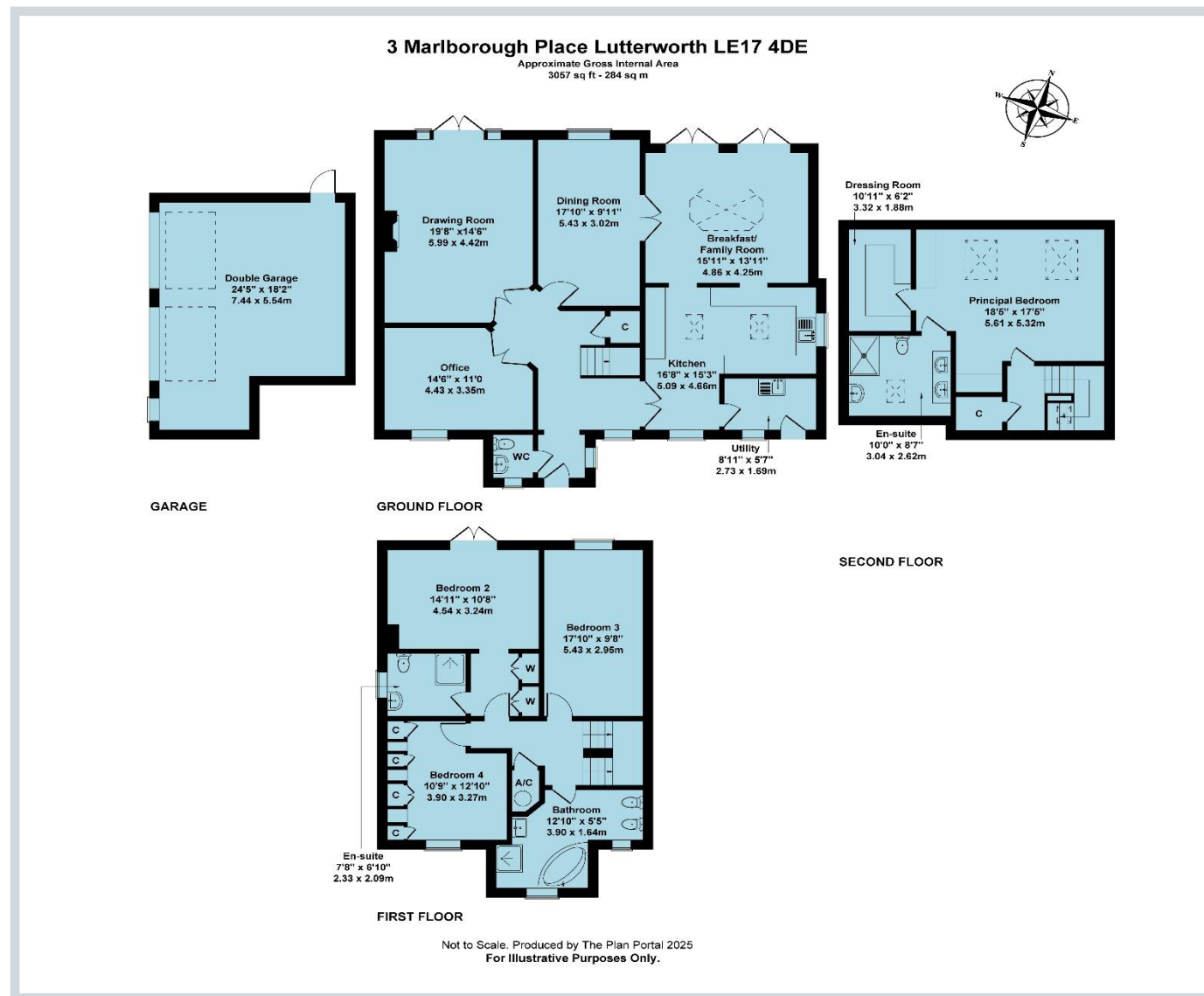
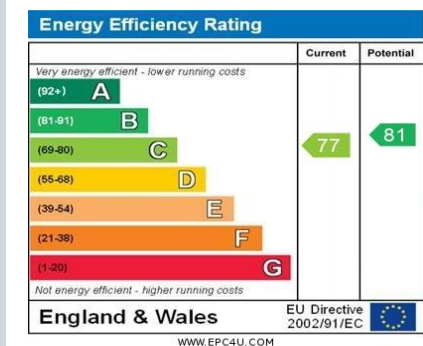
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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](tel:01858-828282). Council Tax Band- G.



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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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