



44 Burrough Way, Lutterworth, Leicestershire, LE17 4GJ

HOWKINS &
HARRISON

44 Burrough Way, Lutterworth,
Leicestershire, LE17 4GJ

Guide Price: £525,000

A spacious and versatile four bedroom detached family home, tucked away in a quiet cul-de-sac off Burrough Way. Offering generous accommodation throughout, boasting a stylish open plan kitchen/dining room, a bright garden room extension, a converted home office/family room and four double bedrooms, including a principal bedroom with en-suite. Externally, the property benefits from a substantial driveway with single garage and a mature front and rear garden. The property is conveniently located within walking distance to the town centre with its range of shops, everyday amenities and local schools.

Features

- Popular residential location
- Quiet cul-de-sac location
- Four double bedrooms
- Principal bedroom with en-suite
- Open plan kitchen/dining room
- Utility room and downstairs cloakroom
- Home office/family room
- Garden room
- Generous rear garden
- Spacious driveway and single garage



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 6.8 miles north of Rugby and 15 miles south of Leicester. 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

Upon entering, the welcoming entrance hall features attractive hardwood flooring and leads through to the principal reception rooms. To the front of the property, the spacious living room is beautifully presented with stylish wall panelling, a continuation of the wooden flooring and a charming gas fireplace forming an attractive focal point. A large bay window overlooks the front garden, allowing plenty of natural light to fill the room. A versatile additional reception space has been created through the conversion of part of the garage. Currently offering a home office and snug arrangement, this flexible area could equally lend itself to a family room, playroom or additional workspace. There is also access through to the remaining garage space. A conveniently positioned downstairs cloakroom is also accessed from the entrance hall. The heart of the home is the spacious open plan kitchen/dining room, thoughtfully arranged around a central island with a granite worktop, breakfast bar seating area and integrated wine storage, with a double sink and plumbing for a dishwasher. The kitchen is fitted with a comprehensive range of shaker style cabinetry and offers an abundance of preparation space with further solid wooden worksurfaces, alongside a traditional Belfast sink positioned to overlook the rear garden. Space is available for a range style cooker with an extractor hood above. The separate utility room provides further cupboard and worktop space, an additional sink overlooking the rear garden, and space with plumbing for a fridge/freezer, washing machine and tumble dryer. The property's boiler is also housed here. A side entrance door provides access to the outside. Adding further appeal is the bright garden room extension, accessed via sliding glazed doors from the kitchen. Surrounded by windows and featuring French doors opening onto the rear garden, this attractive space enjoys plenty of natural light and provides an ideal setting for relaxed evenings. Down lighting, multiple electrical sockets and an insulated slate roof further enhance its practicality and comfort.





First Floor

To the first floor, the landing leads to four well-proportioned double bedrooms, providing excellent accommodation for families and guests alike. The principal bedroom is a particularly spacious room overlooking the front aspect, featuring wood effect flooring and large fitted wardrobes. The accompanying en-suite shower room comprises a rainfall shower with an additional handheld attachment, a large wash hand basin, WC and a chrome heated towel radiator. Bedroom two is a generous double which also overlooks the front of the home and features attractive sage green wall panelling and wooden flooring. Bedrooms three and four are positioned to the rear and enjoy views over the rear garden. Both bedrooms also feature wood effect flooring, with bedroom four offering additional alcove space suitable for storage or a dressing area. The family bathroom is fully tiled with marble effect tiling and provides a generous suite, including a contemporary style freestanding bath with shower attachment, a separate walk-in shower enclosure with glass surround and rainfall shower, a large wash basin, WC and heated towel radiator.

Outside

The property is approached via a large front driveway, providing ample off-road parking, alongside an attractive lawned front garden complemented by mature shrubs, plants and established trees. The property continues to impress with its established and generous rear garden, which is mainly laid to lawn with a paved patio area providing an ideal space for outdoor dining and entertaining. Additional gravelled areas set within the garden provide further outdoor seating areas, perfect for the warm summer months. To the rear of the garden is an attractive summer house with open store to the side. The rear garden also benefits from an external water tap and aerial connection to the summer house, with access all around the property adding further convenience.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. 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.

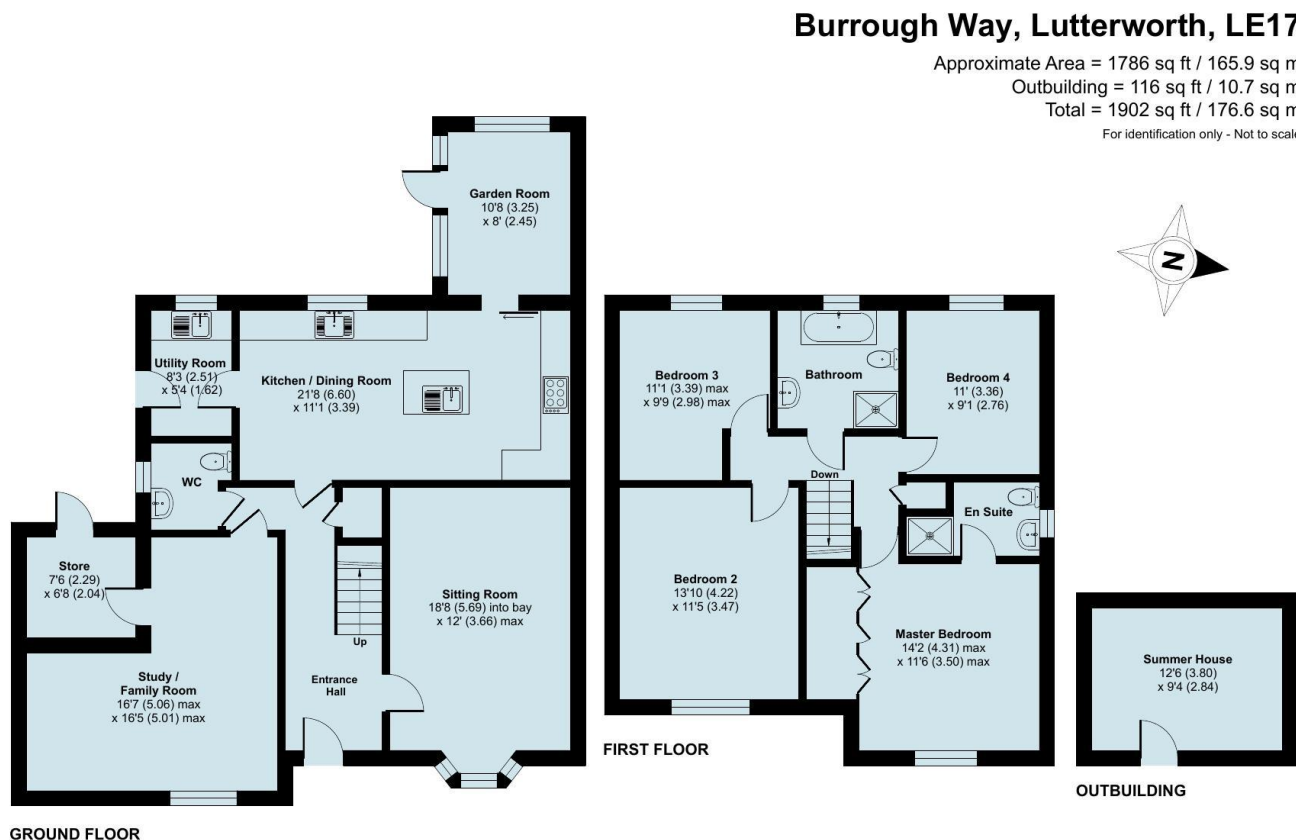
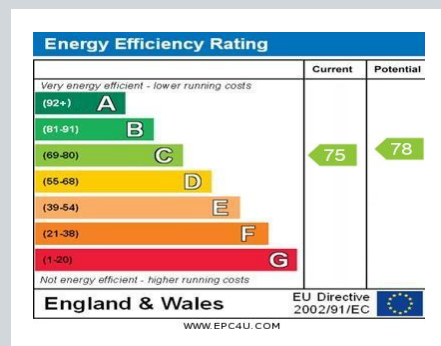
Services

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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