



71 Coventry Road, Lutterworth

Guide Price £350,000





71 Coventry Road

Lutterworth

Spacious five-bed, two-bath semi with open-plan kitchen, office, utility, large garden, patio, garage, and off-road parking. Modern design, great storage, ideal for family living and entertaining.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Spacious garden
- Off-road parking
- Garage
- Open plan kitchen dining area
- Modern kitchen with island
- Integrated appliances
- Bi-fold and French doors to garden
- Skylights for natural light
- Modern bathrooms
- Garden access from utility room





Kitchen Diner Snug

18' 8" x 17' 7" (5.68m x 5.35m)

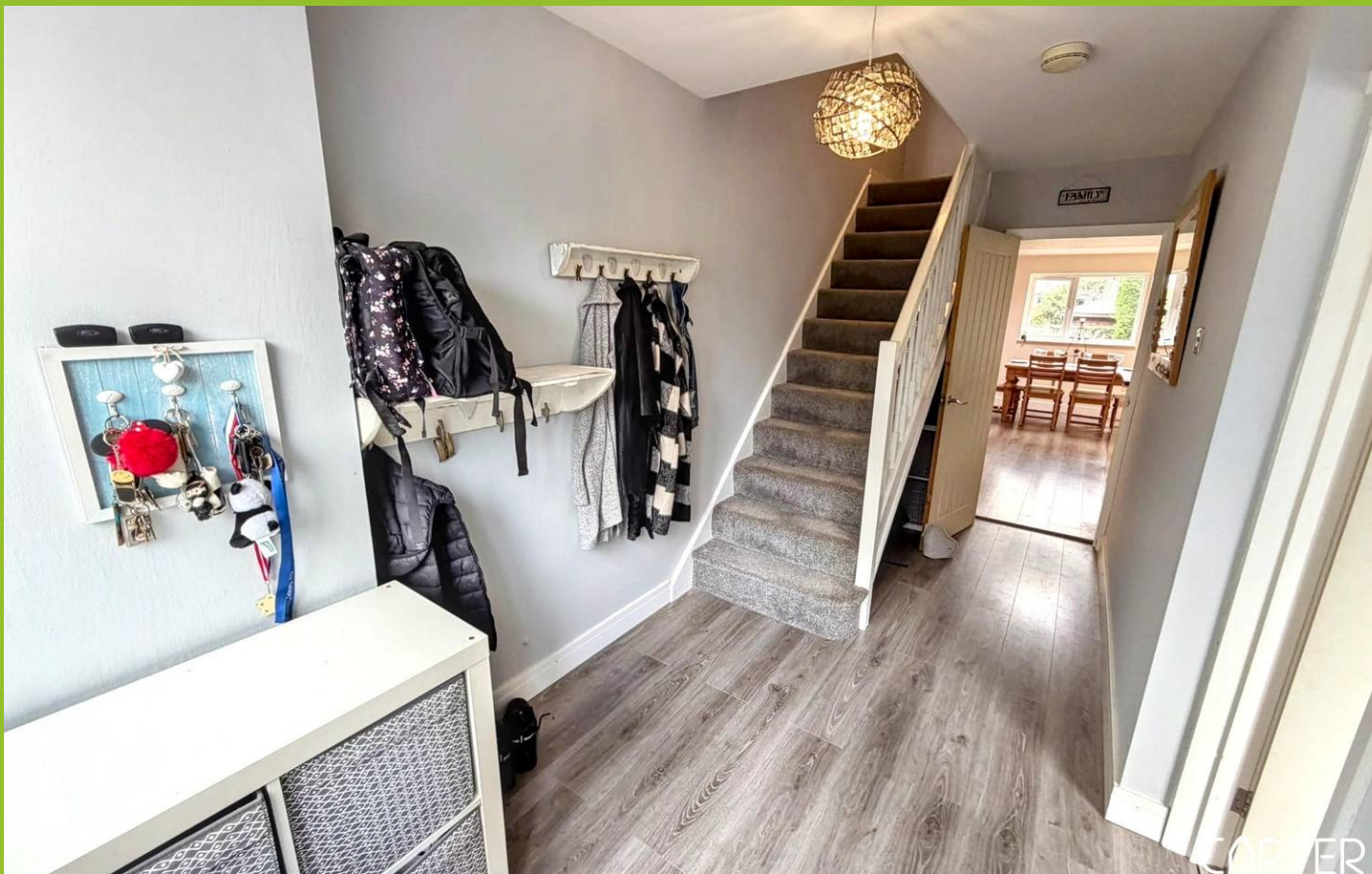
A fantastic open-plan kitchen, diner, snug, creating a sociable and versatile heart of the home. The kitchen is fitted with a range of cream and wood-effect units complemented by contrasting dark work surfaces, tiled splashbacks and a central island with breakfast bar seating. A striking range-style cooker forms a focal point, with additional space for appliances. The room opens into a generous dining area with ample space for a family dining table, while the adjoining snug provides a relaxed seating area ideal for everyday living. Skylights, windows and French doors allow plenty of natural light to flood the space, with the doors providing direct access onto the rear garden.

Lounge

13' 1" x 11' 8" (4.00m x 3.55m)

A bright and welcoming lounge, offering a generous and comfortable space to relax and unwind. A large window to the front allows plenty of natural light to fill the room and provides a pleasant outlook, complemented by full-length curtains. The spacious proportions comfortably accommodate a large corner sofa alongside additional furniture. A feature chimney breast with a recessed fireplace with an electric log burner, creating a cosy focal point. Finished with soft carpeting, contemporary vertical radiator and neutral décor with coordinating feature wallpaper, this is an inviting and well-presented living space.





Hallway

14' 9" x 6' 5" (4.50m x 1.95m)

A welcoming entrance hall, finished with contemporary wood-effect flooring and neutral décor, the hallway offers practical space for coats and shoes while maintaining a bright and uncluttered feel. A clear sightline through to the open-plan kitchen, dining and snug area gives an inviting sense of flow through the home.

Reception Room

11' 2" x 9' 0" (3.41m x 2.74m)

A versatile rear reception room, offering flexibility to suit a variety of needs and currently utilised as a home gym and additional sitting area. French doors provide direct access to the rear garden while allowing plenty of natural light into the room. Finished with wood-effect flooring and neutral décor, the space could equally lend itself to a home office, playroom, snug or hobby room, making it a useful addition to the ground floor accommodation.

Utility Room

9' 1" x 8' 11" (2.77m x 2.73m)

A practical and well-equipped utility room, fitted with a range of cream wall and base units complemented by contrasting dark work surfaces and tiled splashbacks. There is space and plumbing for both a washing machine and tumble dryer, alongside a stainless-steel sink and drainer. A side door provides natural light, while the wood-effect flooring continues the contemporary finish. The room also provides access to the WC and garage it also offers useful additional storage away from the main kitchen.





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A convenient WC, accessed from the utility room and fitted with a low-level WC and wash hand basin set within a useful vanity unit providing additional storage. A window provides natural light and ventilation, while the vibrant feature wall adds a splash of colour to this practical space.

Garage

11' 0" x 9' 5" (3.35m x 2.87m)

A useful garage, providing excellent additional storage alongside space for household, garden and leisure equipment. The garage benefits from lighting and power, with a roller-style garage door providing access. With an internal door it provides convenient access to the rest of the property, making this a practical and versatile space.

Landing

8' 8" x 3' 9" (2.63m x 1.15m)

A well-presented landing, providing access to the bedrooms and family bathroom. Finished with soft carpeting and neutral décor, the landing has a bright and contemporary feel, with recessed ceiling lighting.

Bedroom 1

14' 6" x 9' 1" (4.41m x 2.77m)

A spacious and characterful principal bedroom, offering excellent proportions with plenty of room for a king size bed and additional bedroom furniture. The room benefits from a vaulted ceiling with multiple Velux-style roof windows, allowing an abundance of natural light to fill the space, alongside an additional window to the rear. A striking feature wall adds personality, while recessed lighting, soft carpeting and neutral décor create a comfortable finish. There is ample space for freestanding wardrobes, drawers and a dressing area, making this an impressive and versatile principal bedroom.





En-suite

5' 11" x 5' 10" (1.81m x 1.77m)

A modern en-suite shower room serving the principal bedroom, fitted with a three-piece suite comprising a generous glazed walk-in shower enclosure with rainfall-style shower and additional handheld attachment, low-level WC and pedestal wash hand basin. Contemporary dark tiling provides a stylish contrast, while a chrome heated towel rail, recessed ceiling lighting and a window providing natural light complete the space.

Bedroom 2

11' 3" x 10' 3" (3.43m x 3.13m)

A well-proportioned second bedroom, offering ample space for a double bed alongside a range of freestanding bedroom furniture. A window provides natural light, while recessed ceiling spotlights and soft carpeting complete the room. With the generous proportions allowing plenty of flexibility for wardrobes, drawers and additional storage.

Bedroom 3

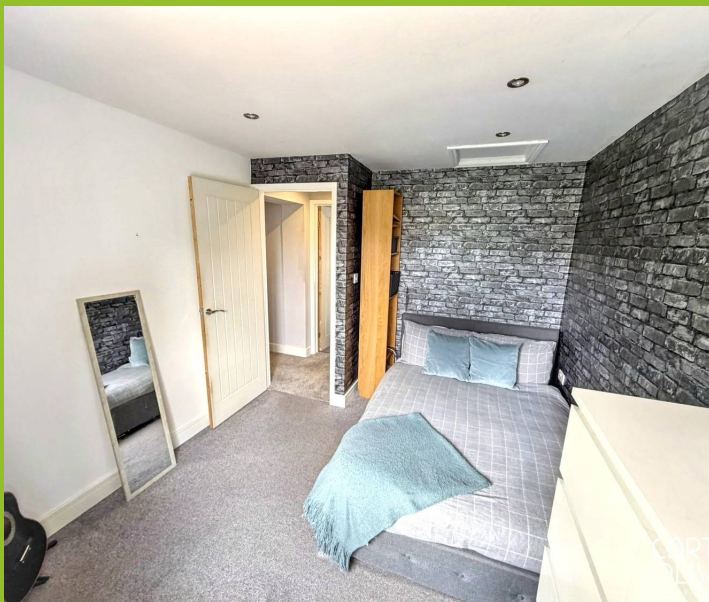
11' 5" x 8' 6" (3.48m x 2.60m)

A bright and well-proportioned third bedroom, comfortably accommodating a double bed alongside a good range of freestanding bedroom furniture. A window provides plenty of natural light and a pleasant outlook, while recessed ceiling spotlights and soft carpeting complete the room.

Bedroom 4

10' 10" x 9' 1" (3.31m x 2.76m)

A well-proportioned fourth bedroom, currently arranged with a single bed and offering useful space for additional freestanding furniture, but the room is still capable of having a double bedroom. A large window allows plenty of natural light into the room, complemented by neutral décor, a feature wall and carpeted flooring. Ideal as a child's bedroom or guest room.



Bathroom

6' 5" x 5' 4" (1.96m x 1.63m)

A contemporary family bathroom fitted with a three-piece white suite comprising a panelled bath with glazed shower screen and shower over, low-level WC and wash hand basin set within a useful vanity unit. White metro-style tiling surrounds the bath, complemented by contrasting dark floor tiles and a vibrant feature wall. A large frosted window provides plenty of natural light while maintaining privacy, completing this bright and practical family bathroom.

Bedroom 5 / Office

7' 7" x 6' 5" (2.31m x 1.95m)

A versatile fifth bedroom, currently utilised as a home office and providing an ideal dedicated workspace. A large window allows plenty of natural light into the room and provides an outlook to the front of the property. The room offers space for a desk and additional freestanding furniture, with neutral décor and carpeted flooring. Equally suitable for use as a single bedroom, nursery or study, this is a useful and flexible addition to the accommodation.

Garden

A generous rear garden, offering plenty of outdoor space for the whole family to enjoy. Patio area adjoining the property provide space for outdoor seating and entertaining, with French doors creating a natural connection to the internal living accommodation. A substantial hedge to the rear adds further screening, while the overall size of the garden offers excellent potential for landscaping and creating distinct seating, play or planting areas.

Driveway

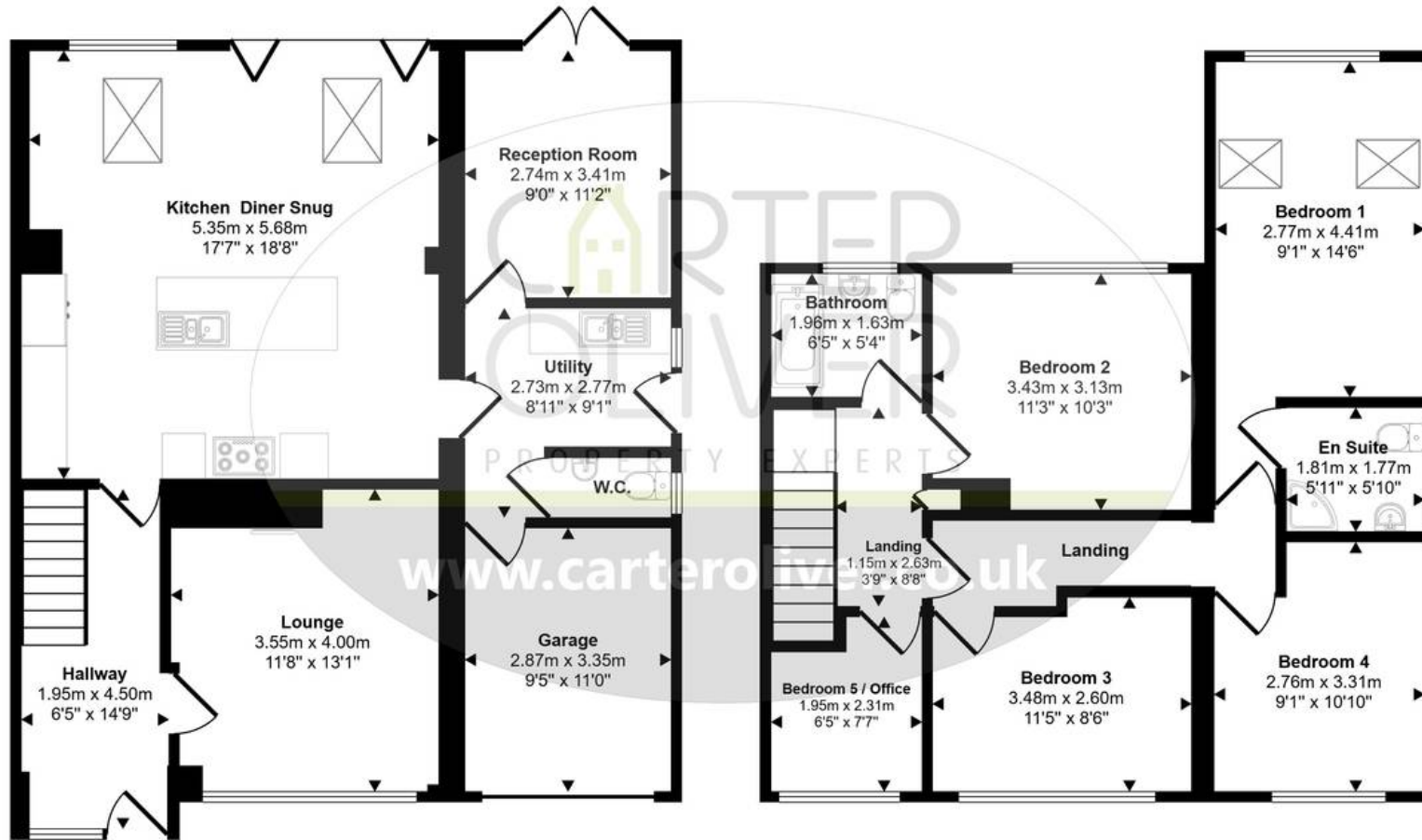
4 Parking Spaces

A generous driveway to the front of the property provides convenient off-road parking, with additional space to the side leading towards the garage. The low-maintenance frontage is predominantly paved, creating a practical approach to the home, with a pathway leading to the front entrance.





Approx Gross Internal Area
154 sq m / 1655 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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