



wards  
Residential

Marlow House, 4 Main Road, Lutterworth, LE17 5AJ  
£425,000

Freehold

Viewing is highly recommended on this four-bedroom bay fronted semi-detached property which is situated in the desirable village location of Claybrooke Magna.

The property has the advantage of being set back from the road with good size front and rear gardens. There is a large driveway giving ample parking and leading to a single garage.

The accommodation comprises entrance porch, inner hallway, lounge, open plan sitting/dining room and breakfast kitchen with an integrated dishwasher and range cooker, cloakroom and downstairs WC. To the first floor there are three good-sized double bedrooms, a single bedroom, family bathroom and the master benefits from an en-suite shower room. The property benefits UPVC double glazing and gas fired central heating.

### Entrance Hall

Entering through the porch featuring exposed brickwork, timber framework and solid oak front door. Staircase with carpet runner and oak laminate flooring.

### Breakfast Kitchen

**3.7 x 3.69 Meters**

Modern kitchen fitted with a range of shaker style wall and base units, with a marble effect work top and tiled cooker splashback. The kitchen is fitted with integrated appliances, a Range cooker and a Belfast Ceramic sink. UPVC double glazed window to the rear elevation, continuing the oak laminate flooring.

### Sitting/Dining Room

**6.79 x 5.01 Meters**

A generously sized living/dining area, with a feature exposed fireplace with solid oak beam and log burning stove. UPVC double glazed French doors opening to the rear garden and a large skylight. Oak laminate flooring.



## WC

**2.45 x 0.9 Meters**

With low-level WC and wash hand basin. Half height panelling and oak laminate flooring. Opaque UPVC double glazed window to the side elevation.

## Living Room

**3.59 x 3.35 Meters**

A good-sized bay fronted living room with a feature exposed fireplace and log burning stove. UPVC double glazed bay window to the front elevation and carpeted flooring.

## Cloakroom/Utility

**3.97 x 2.45 Meters**

Range of matching wall and floor standing cupboard units with contrasting working surfaces above, Belfast Ceramic sink and plumbing for a washing machine. Composite Stable door to the side elevation giving access to the garden with tiled flooring.





## Landing

Galleried landing with loft access.

## Master Bedroom

**3.7 x 3.67 Meters**

Large double bedroom with UPVC double glazed window to the rear elevation fitted with oak laminate flooring.

## Ensuite

**2.29 x 0.83 Meters**

Fitted with a three-piece white suite comprising of a wall hung basin, low flush WC and fully tiled shower in a cubicle. Heated towel rail, ceiling spotlights and tiled flooring.

## Bedroom 2

**3.78 x 3.35 Meters**

Double bedroom with UPVC double glazed window to the rear elevation with fitted boiler cupboard and carpeted flooring.

## Bathroom

**2.67 x 2.29 Meters**

Family Bathroom, fitted with a modern four piece suite comprising wash hand basin vanity unit, low flush WC, walk in rainfall dual headed shower and double ended roll top bath. Tiled around wet areas, laminate flooring and UPVC double glazed window to the side elevation.



### **Bedroom 3**

**3.35 x 3.2 Meters**

Third double bedroom with UPVC double glazed window to the front elevation and carpeted flooring.

### **Bedroom 4**

**4.11 x 3.48 Meters**

Single bedroom with fitted under eaves wardrobes, UPVC double glazed window to the front elevation and laminate flooring.

### **Garage**

**2.96 x 2.45 Meters**

Fitted with power, lighting and a side hinged timber garage door.

### **Outside**

To the front elevation, the property is set back and screen from the road by mature hedging and is enclosed by electronic swing gates. There is a large, stoned driveway providing ample parking with a mature private garden to the front. To the rear, the garden is predominantly laid to lawn with a large patio area and detached outhouses to the side elevation. The gardens are enclosed by timber fencing.

**EPC Rating - C (72)**

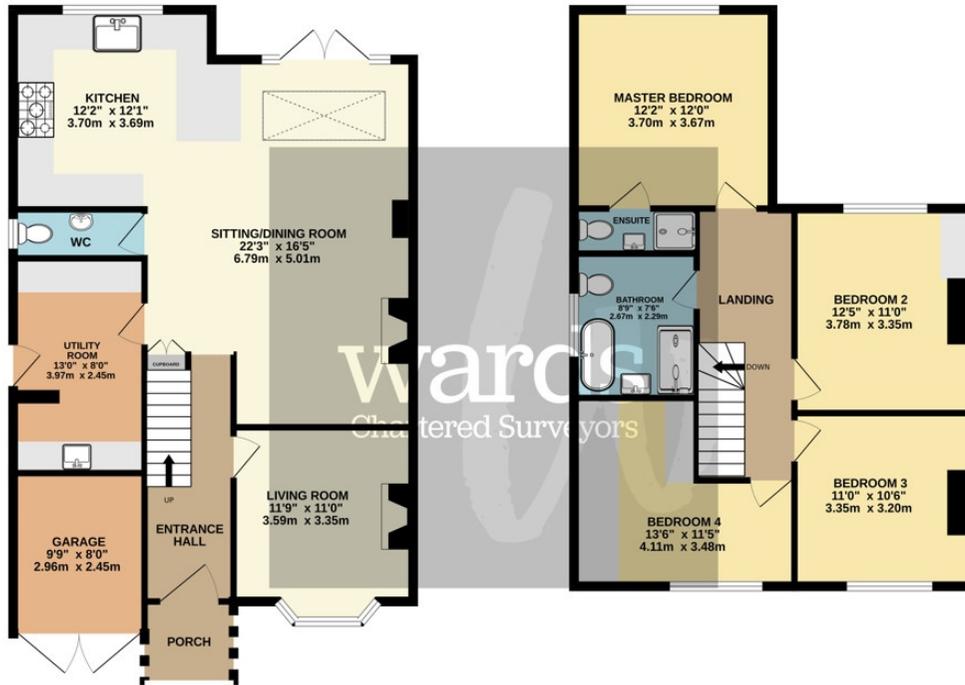
**Council Tax Band - C**

**Call 01455 251771 to make an appointment to view this property**

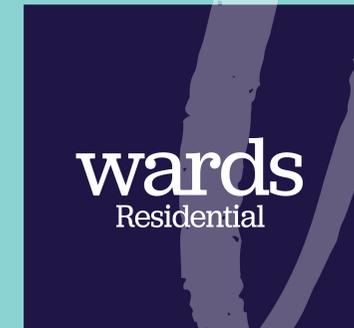


GROUND FLOOR  
870 sq.ft. (80.8 sq.m.) approx.

1ST FLOOR  
695 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 1565 sq.ft. (145.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026



20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

wardsonline.co.uk



These particulars, whilst intended & believed to be accurate are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ward Surveyors Limited - Registered in England No.4567836