



48 Leaders Way, Lutterworth

Guide Price **£425,000**

CARTER





48 Leaders Way

Lutterworth

Impressive 4-bed detached home with open-plan kitchen, ensuite, garage, parking, garden, EPC B. Walk to schools, town, easy motorway and rail links. No estate charge. Freehold. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Executive Detached house
- Large open Plan Kitchen/Dining/Snug with Vaulted Ceiling
- French doors to garden from rear Kitchen
- Large Principal Bedroom with Ensuite Shower Room
- 3 Additional Double Bedrooms
- Single Garage with Parking for 2 cars on a shared tandem drive
- Spacious Outdoor Entertaining Space
- No Estate Charge
- Freehold / EPC - B / Council Tax Band - E
- 4 Double Bedrooms





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Hallway

14' 6" x 6' 6" (4.43m x 1.98m)

A welcoming and spacious entrance hallway, providing an attractive introduction to the home. The front door is framed by two feature windows, allowing natural light to flow into the space, while the tiled flooring offers a practical and contemporary finish. A staircase rises to the first floor, with useful storage positioned beneath, while the hallway provides access to the principal ground-floor accommodation. Finished in soft neutral tones, this bright and well-presented space creates an inviting first impression.

Wc

A neatly presented ground-floor WC, fitted with a white two-piece suite comprising a low-level WC and pedestal wash hand basin with tiled splashback. Finished in soft neutral tones with a feature accent wall, the room provides a practical and conveniently positioned cloakroom for guests.

Home Office / Reception 2

10' 2" x 9' 0" (3.09m x 2.74m)

A versatile second reception room, currently arranged as a dedicated home office and offering an ideal space for those working from home. A window to the front provides plenty of natural light, while the room offers ample space for desks, shelving and additional storage. Equally suited for use as a snug, playroom or hobby room, this flexible space can easily adapt to suit the needs of a growing family

Reception 1 / Lounge

22' 10" x 11' 0" (6.95m x 3.35m)

A generously proportioned and inviting main reception room, offering plenty of space for a variety of seating arrangements. The room benefits from a dual-aspect layout, with windows allowing an abundance of natural light to fill the space, while a feature accent wall creates an attractive focal point. With ample room for multiple sofas and additional furniture, this comfortable living space is ideal for both relaxing as a family and entertaining guests.





Kitchen/Diner/Snug

16' 11" x 14' 10" (5.15m x 4.51m)

A superb open-plan kitchen, dining and snug area, creating a spacious and sociable heart of the home. The kitchen is fitted with an extensive range of contemporary wall and base units complemented by generous worktop space and a selection of integrated appliances. There is ample room for a large family dining table, while the adjoining snug provides a relaxed additional seating area. Natural light floods the space through multiple windows, rooflights and glazed doors opening directly onto the rear garden, creating a bright and welcoming environment ideal for everyday family life and entertaining.

Utility Room

5' 9" x 5' 0" (1.75m x 1.53m)

A practical utility room providing useful additional storage and laundry space away from the main kitchen. Fitted with base and wall-mounted units, a worktop with inset sink and space beneath for both a washing machine and tumble dryer. A glazed external door provides convenient direct access outside, making this a functional addition to the home.

Principal Bedroom

11' 4" x 11' 2" (3.46m x 3.41m)

A spacious and beautifully presented principal bedroom, offering generous proportions with ample room for a King size bed and additional bedroom furniture. A window provides plenty of natural light, while a striking feature wall adds character and creates an attractive focal point behind the bed. The room also benefits from fitted wardrobes, providing excellent built-in storage while maintaining a clean and uncluttered feel.

En-suite

7' 3" x 4' 9" (2.21m x 1.46m)

A bright and practical en-suite shower room, fitted with a white three-piece suite comprising a large glazed shower enclosure, pedestal wash hand basin and low-level WC. A window provides natural light and ventilation, while tiled splashbacks and a wall-mounted radiator.





Bedroom 2

11' 11" x 9' 4" (3.63m x 2.85m)

A well-proportioned double bedroom offering plenty of space for a double bed and a range of freestanding bedroom furniture. A window allows good levels of natural light into the room, while the neutral décor and carpeted flooring create a bright and versatile space. An additional recessed area provides further useful floor space, ideal for storage, a dressing area or additional furniture.

Bathroom

6' 4" x 6' 0" (1.93m x 1.84m)

A well-presented family bathroom fitted with a white three-piece suite comprising a panelled bath with shower over and glazed shower screen, pedestal wash hand basin and low-level WC. Contemporary metro-style tiling surrounds the bath, while a contrasting feature wall adds a splash of colour. A window provides natural light and ventilation, with wood-effect flooring completing the room.

Bedroom 3

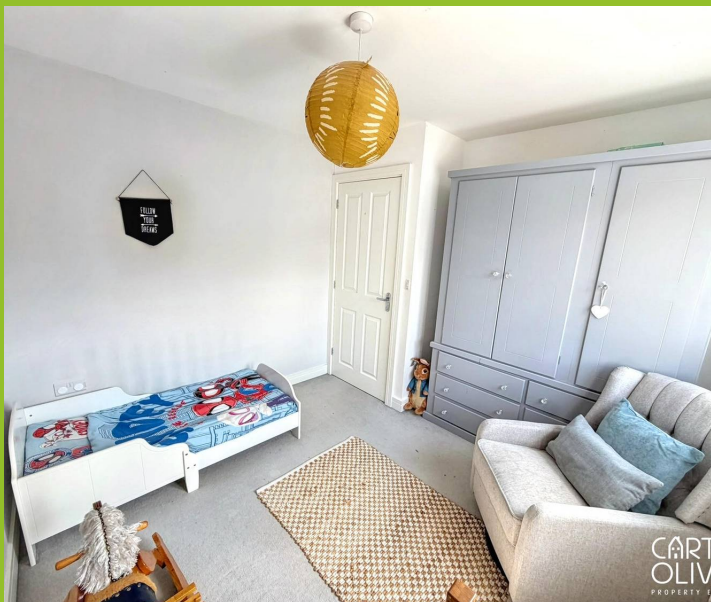
11' 8" x 10' 2" (3.55m x 3.10m)

A bright and well-proportioned third double bedroom, offering a versatile space ideal as a child's bedroom, guest room or home office. A window allows plenty of natural light into the room, while a striking feature wall adds character. The room also benefits from enough space for free standing wardrobes with drawers, providing excellent storage while leaving plenty of usable floor space.

Bedroom 4

9' 7" x 9' 6" (2.93m x 2.89m)

A well-presented fourth double bedroom offering a flexible space suitable as a child's bedroom, guest room or home office. The room benefits from enough space for free standing wardrobes with drawers providing excellent storage, while there is ample space for a child's bed and additional furniture. Finished in light, neutral tones, this is a bright and practical addition to the sleeping accommodation.





Hallway

14' 6" x 6' 6" (4.43m x 1.98m)

A welcoming and spacious entrance hallway, providing an attractive introduction to the home. The front door is framed by two feature windows, allowing natural light to flow into the space, while the tiled flooring offers a practical and contemporary finish. A staircase rises to the first floor, with useful storage positioned beneath, while the hallway provides access to the principal ground-floor accommodation. Finished in soft neutral tones, this bright and well-presented space creates an inviting first impression.

Wc

A neatly presented ground-floor WC, fitted with a white two-piece suite comprising a low-level WC and pedestal wash hand basin with tiled splashback. Finished in soft neutral tones with a feature accent wall, the room provides a practical and conveniently positioned cloakroom for guests.

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Kitchen/Diner/Snug



GARDEN

A generous and enclosed rear garden offering plenty of space for both relaxing and entertaining. A large paved patio extends across the rear of the property, providing an ideal setting for outdoor dining, seating and summer gatherings, with direct access back into the home. Beyond the patio is a good-sized lawn, offering ample space for children and outdoor activities.

GARAGE

Single Garage

Brick-built single garage with up-and-over door, power and lighting.

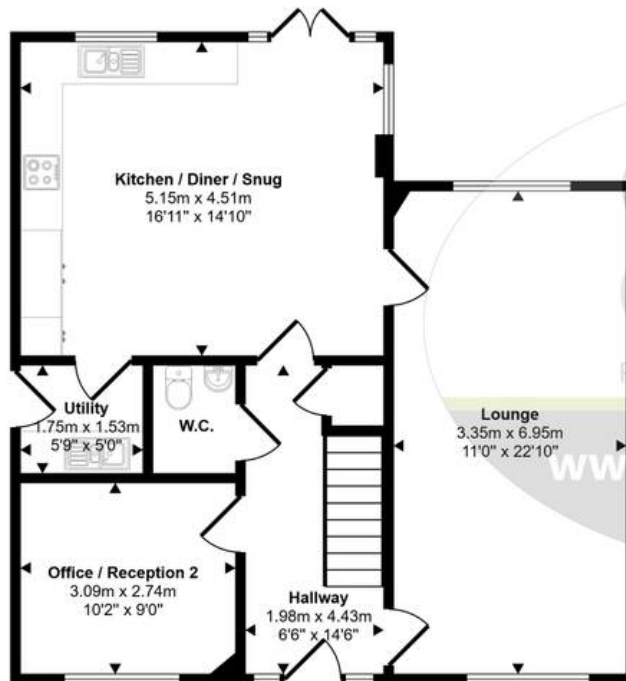
DRIVEWAY

2 Parking Spaces

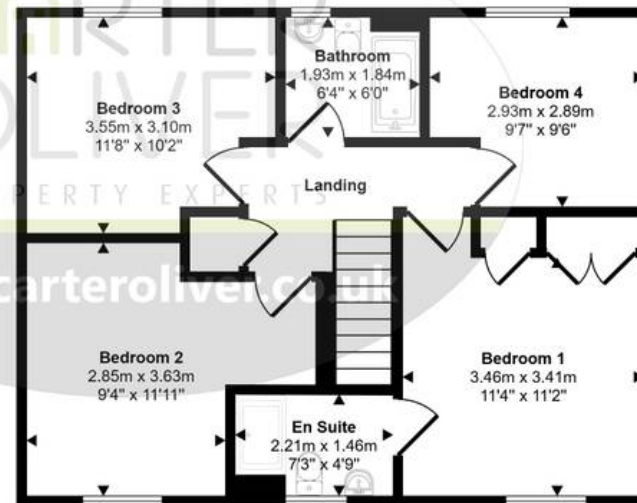
Parking for 2 cars on a shared Tandem Driveway.



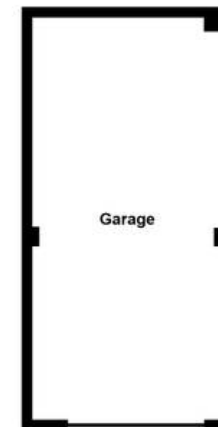
Approx Gross Internal Area
148 sq m / 1595 sq ft



Ground Floor
Approx 71 sq m / 768 sq ft



First Floor
Approx 61 sq m / 657 sq ft



Garage
Approx 16 sq m / 171 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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