



81 Lutterworth Road, Hinckley, LE10 2DL

£325,000

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### Key features:

- Fully refurbished
- Open plan kitchen/diner
- Stylish and contemporary
- Off-street parking, single garage with eaves storage
- Popular location
- Private, non-overlooked rear garden
- Economical

RH Homes and Property are delighted to offer this stunning three storey, four bedroom townhouse for sale, boasting a wealth of space throughout. The property has been recently refurbished with meticulous attention to detail and considerable style. Situated in Burbage—one of the most well regarded villages in south Leicestershire—it benefits from a thriving community, a wide range of amenities, highly regarded primary and secondary schools, and excellent access to the A5, M69, M1 and M6 commuter routes.

The property briefly comprises an entrance hallway, downstairs WC, kitchen/diner, lounge, and four bedrooms, including a master bedroom with dressing area and ensuite. The family bathroom features a Jack and Jill door to bedroom 2. Premium Quick-Step LVT wood effect flooring with waterproof technology runs throughout the ground floor. Additional benefits include a single garage with eaves storage, a driveway with covered carport providing off road parking, and front and rear gardens. The property also features UPVC double glazing and gas central heating throughout.

Council Tax - D

### Entrance Hall

With a composite door to front elevation, premium LVT flooring, and radiator.

### Downstairs WC

7'0 x 2'11 (2.13m x 0.89m)

Having a refitted two piece white suite comprising wash hand basin with contemporary vanity unit, tiled splashback, heated towel rail, and UPVC double glazed window to the front elevation.

### Kitchen/Diner

12'5 x 17'11 overall (3.78m x 5.46m overall)

Having a refitted kitchen with gloss wall and base units, induction hob with oven beneath and contemporary hood over, integrated dishwasher, fridge/freezer, and washing machine. Newly fitted Worcester combination boiler with 10 year guarantee remaining. Also, Quartz worktops and upstand with sink and integrated drainer grooves to create a sleek, contemporary feel. Premium LVT flooring and UPVC double glazed window to the front aspect.

The spacious dining area, the hub of the home, includes a radiator and access to the understairs storage cupboard.

### Lounge

15'6" x 14'4" into bay (4.72m x 4.37m into bay)

Having contemporary square bay UPVC double glazed French doors leading to the rear garden, modern vertical radiator, and premium LVT flooring.

### First Floor Landing

With airing cupboard, stairs leading to the second floor, and access off to:





### Bedroom Two

15'7 x 12'3 (4.75m x 3.73m)

A generous double bedroom that can happily accommodate a King sized bed. With a door to the Jack and Jill bathroom, UPVC double glazed window overlooking the rear garden, and radiator.

### Jack and Jill Bathroom

8'11 x 6'10 (2.72m x 2.08m)

Having a three piece white suite comprising of a bath with a shower off of the taps and screen, wash hand basin and a low level WC, part tiled surround and splashbacks, extractor fan and radiator. There is an access door from both the Landing and Bedroom Two/Guest Suite.

### Bedroom Three

10'1 x 8'11 (3.07m x 2.72m)

Double bedroom with UPVC double glazed window to the front elevation and radiator.



### Bedroom Four

7'1 x 6'5 (2.16m x 1.96m)

Ideal as a potential work from home space, with radiator and UPVC double glazed window to the front elevation.

### Second Floor Landing

Radiator and access to the master suite

### Master Suite

12'2 x 13'10 into bay (3.71m x 4.22m into bay)

Master Bedroom with soft neutral tones, another good sized bedroom with eaves storage cupboard, radiator, and UPVC double glazed bay window to the front aspect. Access through to:

### Dressing Area

6'7" x 5'4" to rear of robes (2.01m x 1.63m to rear of robes)

With fitted wardrobes and storage, skylight window, radiator, and door leading to:

### Ensuite

10'2 x 7'3 (3.10m x 2.21m)

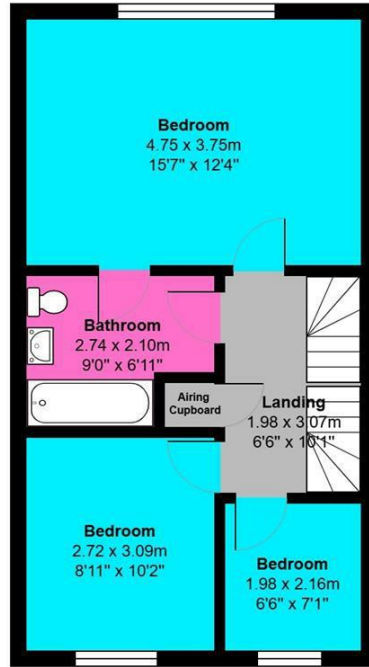
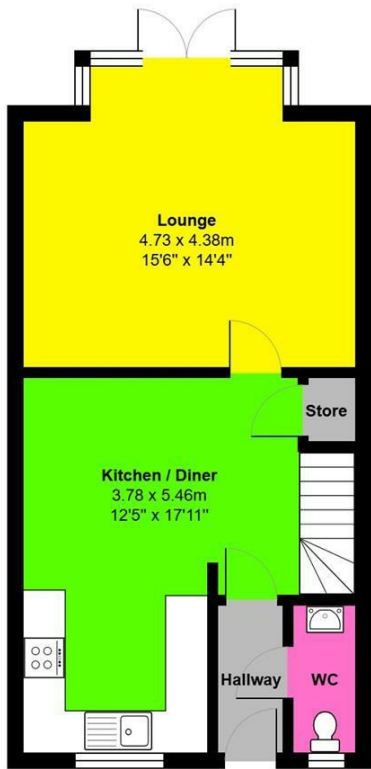
Being recently refitted with a Pochin three piece suite comprising thermostatic corner shower cubicle, contemporary aquaboard panelling, modular unit combining toilet and basin with soft close cupboard beneath, illuminated mirror with shaver socket, radiator, extractor fan, skylight window, and Karndean flooring.

### Outside

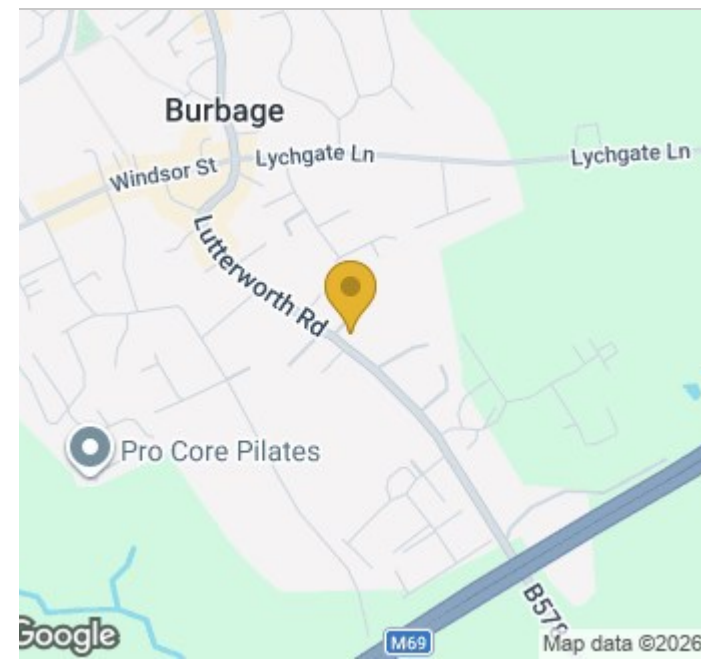
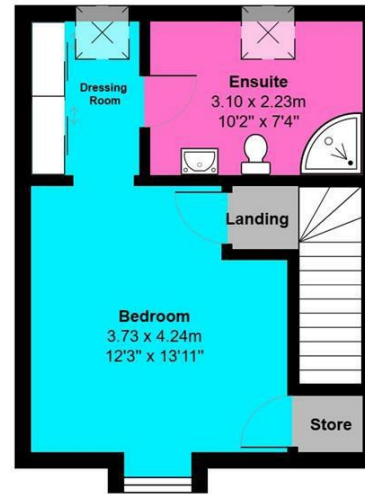
To the front, a cast iron railings enclose a low maintenance garden with slabbed pathway to the front door and a stylish canopy over.

The rear garden boasts a private, non-overlooked aspect, low maintenance space with central artificial turf, decorative stone borders, decked seating/entertaining area, outside tap, external electrical socket, decorative lighting, and gate leading to the driveway and garage.





Lutterworth Road Burbage  
 Total Area: 122.4 m<sup>2</sup> ... 1318 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Leaving Hinckley along London Road, which proceeds into Burbage Road, continue through the traffic lights, and the road becomes Sapcote Road. Turn right into Hinckley Road, and continue through the village which becomes Church Street, and continue along and proceed straight over the cross roads in the village centre onto Lutterworth Road, where the house is just past the turning onto Fosse Close on the left hand side. For SATNAV users please enter the postcode LE10 2DL.

## Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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