

38a Lutterworth Road, Pailton

Offers Over £600,000









38a Lutterworth Road

Pailton, Rugby

Individually designed 4-bed detached home in a sought-after Warwickshire village with annexe, large garden, luxury suites, ample parking, open-plan kitchen, and stunning countryside views.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- INDIVIDUALLY DESIGNED DETACHED HOME IN WARWICKSIRE VILLAGE
- ANNEXE/GARDEN CABIN WITH SHOWER ROOM
- 4 LARGE BEDROOMS
- PRINCIPAL SUITE WITH LARGE BEDROOM, DRESSING ROOM AND LUXURY ENSUITE SHOWER ROOM
- CONTEMPORARY LUXURY BATHROOM WITH SEPARATE SHOWER
- LARGE GARAGE WITH PRIVATE DRIVEWAY FOR AT LEAST 6 CARS/MOTORHOME/CARAVAN
- LARGE OPEN PLAN DINING KITCHEN WITH RANGE COOKER
- SEPARATE UTILITY AND GROUND FLOOR WC
- LARGE REAR GARDEN WITH ELEVATED PATIO AREA AND OPEN VIEWS TO REAR
- SOLAR PANELS FOR HOT WATER







Entrance Hall
14' 2" x 6' 7" (4.33m x 2.01m)
A composite door leads you into the welcoming entrance hall, with an under-stair storage cupboard. There is a door leading into the kitchen and to the rear of the house. In front of you is the first staircase, which takes you to the Lounge.

Kitchen Diner
25' 0" x 11' 7" (7.62m x 3.52m)
This large open-plan kitchen has a full range of wall and base units, including a large range cooker and coffee station. The tiled floor has underfloor heating, creating a warm and welcoming family space. The large window looks out onto the patio area and rear garden.

Utility Room
6' 4" x 3' 1" (1.94m x 0.93m)
Conveniently located off the kitchen with access directly out into the rear garden, there is a space for a washing machine and a base unit for supplies.

Ground Floor WC
Located off the utility room, giving easy access for the rear garden. WC, wash hand basin and central heating radiator.

Reception 1 - Lounge
23' 5" x 14' 4" (7.14m x 4.37m)
The lounge is on the 1st floor and has an elevated position over the front driveway. To the rear of the lounge are double glass doors, which lead into the new extension to this floor.

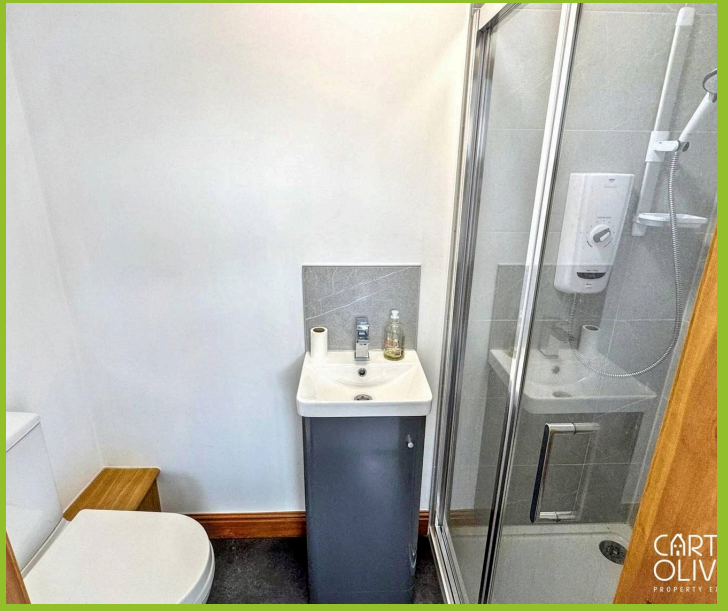
Reception 2 - Sun Room
24' 8" x 10' 8" (7.52m x 3.26m)
The 2nd Reception Room has been recently built and offers a fabulous light and airy space. Originally built for a family member to move into, there is a large open room with bi-fold doors to the side patio and a large lantern ceiling light window, which has an electric fitted blind, so perfect for those sunny days to keep the room cool. This room is big enough to have a bedroom and a lounge area, as there is a shower

Reception 1 & 2 :

Windows to the front of the house and double glass/Oak doors to the rear of the lounge that lead into the recently built 2nd Reception/Sun Room. Originally built with multi-generational living in mind, alongside a fabulous shower room. So if you have a blended family, perhaps, and need an extra bedroom, or perhaps family staying who need some privacy, this is so flexible. There are double bi-fold doors that lead out onto the patio and a vaulted ceiling with powered blinds for the perfect blend of natural light or total privacy.













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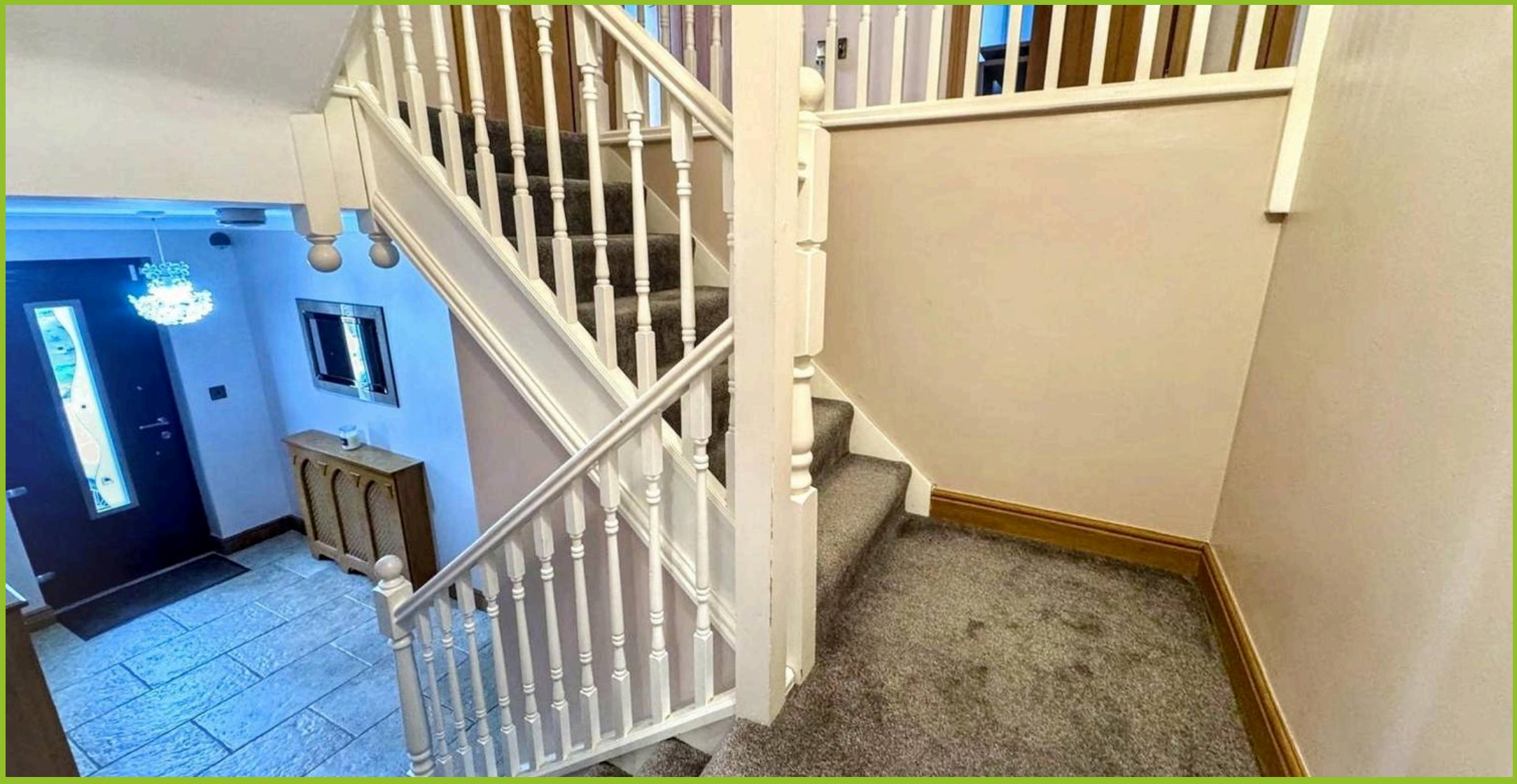
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GARDEN

The extensive lawn gives you plenty of room for family and friends alike to enjoy the outside space of this luxury home. You even have room for football goals if you would like them. The outside Cabin/Annexe is located at the back of the garden. There is a large patio to the rear of the kitchen with steps up to the gravelled entertaining area. Perfect for gathering friends and family together.

DOUBLE GARAGE

2 Parking Spaces

A large garage which has a rear storage area, power and lighting is connected. The garage itself would fit 2 small cars, but there is space on the driveway for at least 6 cars, and also space for a motorhome or even a caravan to be stored.

DRIVEWAY

6 Parking Spaces

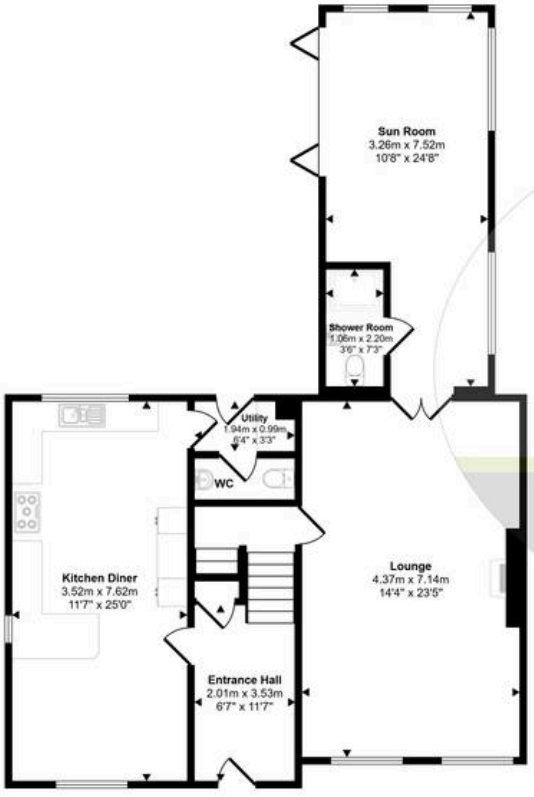
Minimum of 6 car spaces plus room for a motorhome or even a caravan.



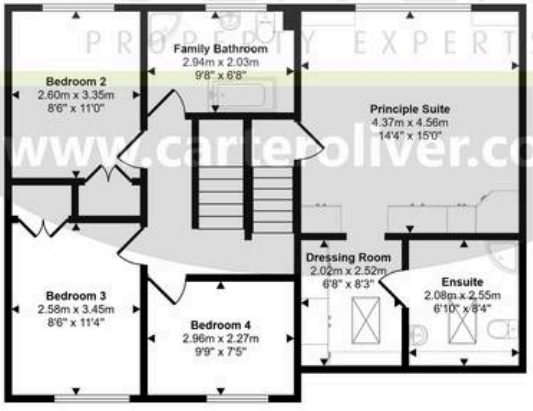




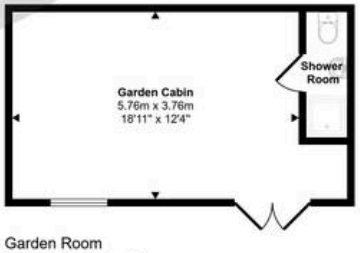
Approx Gross Internal Area
230 sq m / 2473 sq ft



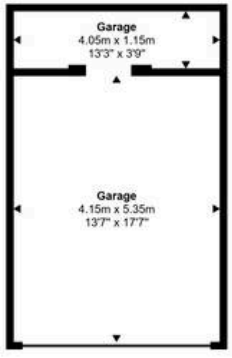
Ground Floor
Approx 101 sq m / 1085 sq ft



First Floor
Approx 76 sq m / 821 sq ft



Garden Room
Approx 25 sq m / 273 sq ft



Garage
Approx 27 sq m / 293 sq ft

Denotes head height below 1.5m

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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.