

## 4 Broadleaf Road, Lutterworth, LE17 4GD



**£255,000**

Situated in the sought-after area of Broadleaf Road, Lutterworth, this charming semi-detached house, built by the reputable Mulberry Homes, presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts two spacious double bedrooms, each equipped with fitted wardrobes, ensuring ample storage space. Upon entering, you are welcomed by a bright entrance hall that leads to a convenient cloakroom. The heart of the home is the open-plan living and dining kitchen area, which is perfect for entertaining or enjoying family time. This inviting space is enhanced by a set of French doors that seamlessly connect the indoors to the outdoor garden, allowing for a delightful flow of natural light. The bathroom is thoughtfully designed, featuring a shower over the bath, catering to both relaxation and practicality. Outside, the garden is predominantly laid to lawn, providing a lovely area for outdoor activities, while a paved patio offers an ideal spot for al fresco dining or simply enjoying the fresh air. For those with vehicles, the property includes a driveway that accommodates parking for two cars, complete with an electric vehicle charging point, making it a modern and eco-friendly choice. This delightful home combines comfort, style, and convenience in a popular residential setting, making it a must-see for anyone seeking a new place to call home.

*Service without compromise*

## Entrance Hall



Enter via a composite front door where you will find ceramic floor tiles throughout.

## Cloakroom 3' x 6' (0.91m x 1.83m )



Fitted with a low-level W/C and a pedestal hand wash basin. A window to the front aspect and a radiator.

## Open Plan Kitchen Living Area



## Kitchen 14'6" x 6'11" (4.42m x 2.11m )



Fitted with modern cream cabinets plus complementing work surfaces, stainless steel bowl and a half sink with mixer taps, oven with hob and an extractor fan. There is space and plumbing for a washing machine and an integrated fridge freezer. A convenient breakfast bar is also within the kitchen.

Kitchen (Photo Two)



Kitchen (Photo Three)



Lounge 13'7" x 13'2" (4.14m x 4.01m)



The lounge has a set of French doors opening into the garden and two radiators. The stairs rise to the first floor.

Landing



The landing has a window to the side aspect and a loft with a pull down ladder.

**Bedroom One 13'7" x 9'10" (4.14m x 3.00m )**



A double bedroom with mirror fronted built in wardrobes. A window to the rear aspect and a radiator.

**Bedroom One (Photo Two)**



**Bedroom Two**



A double bedroom with built in wardrobes with sliding doors and a radiator. Dual front aspect windows.

**Bathroom 6'8" x 6'4" (2.03m x 1.93m )**



Fitted with a low-level W/C, pedestal hand wash basin, bath with shower screen and a heated towel rail. Ceramic wall tiles and vinyl tiled flooring throughout.



## Garden



The spacious garden benefits from both a paved patio area and a generous lawn area. There is gated side access to the drive.

## Garden (Photo Two)



## Rear Aspect Photo



## Outside & Parking

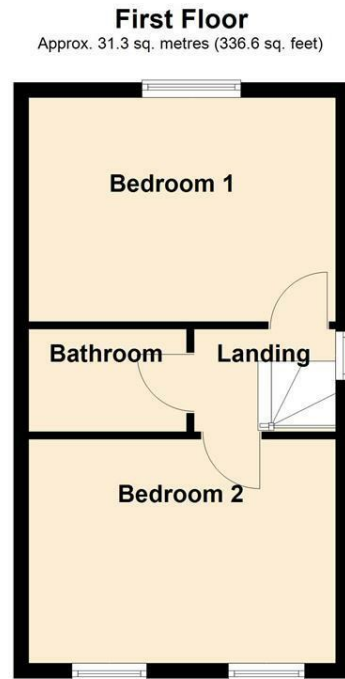
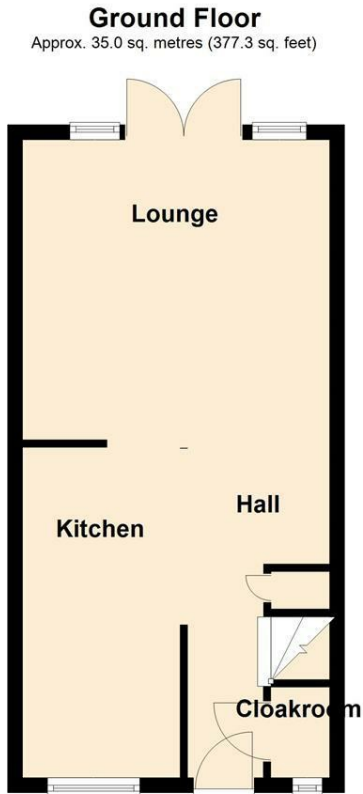


The drive provides off road parking for two vehicles.

## Note For Prospective Buyers

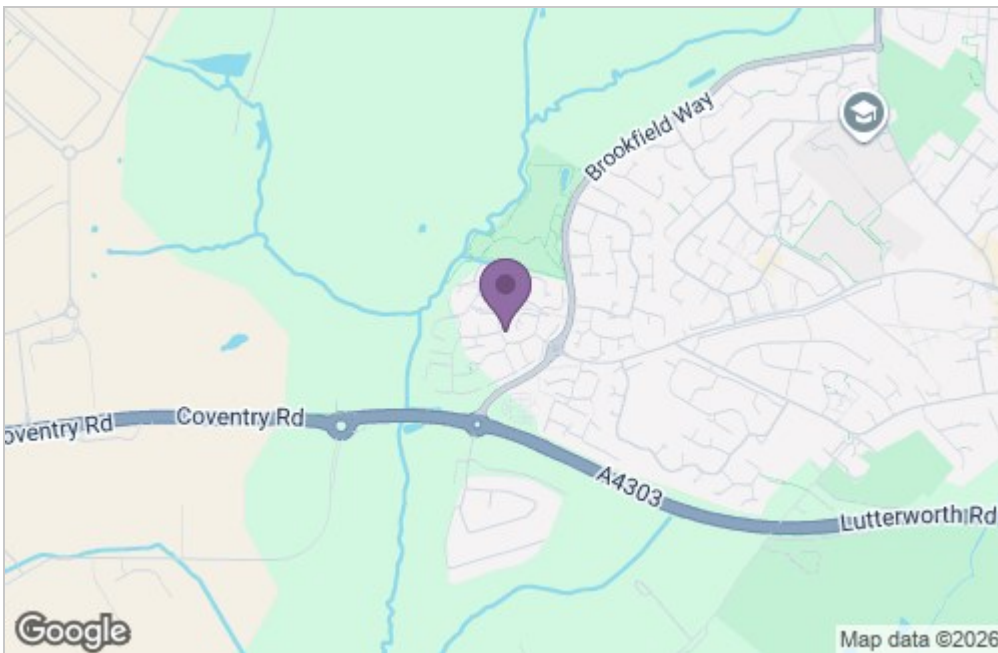
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan



Total area: approx. 66.3 sq. metres (713.9 sq. feet)

## Area Map



## Energy Efficiency Graph

