

56 Leaders Way, Lutterworth, LE17 4YW



£325,000

Situated in a quiet corner of Leaders Way, Lutterworth, this charming four-bedroom semi-detached family home offers a perfect blend of modern living and comfort. The property is thoughtfully arranged over three floors, providing ample space for family life. Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient cloakroom. The heart of the home is the breakfast kitchen, which is ideal for casual dining and family gatherings. The inviting lounge features French doors that open directly into the garden, creating a seamless connection between indoor and outdoor spaces. The first floor boasts two generously sized double bedrooms, alongside a single bedroom currently utilised as a home office, catering to the needs of modern living. A well-appointed family bathroom, complete with a shower over the bath, serves this level perfectly. Ascending to the second floor, you will discover a magnificent master bedroom, which is both spacious and bright. This room features mirror-fronted wardrobes, providing ample storage, and an ensuite shower room for added convenience. Outside, the property continues to impress with a lovely garden that includes a paved patio area, perfect for al fresco dining, and a well-maintained lawn for children to play. Additionally, the detached pitched roof garage offers further storage options, while off-road parking accommodates up to three vehicles, ensuring that parking is never a concern. This delightful home is situated in a sought-after residential area, making it an ideal choice for families looking for a peaceful yet convenient lifestyle. With its modern amenities and spacious layout, this property is sure to appeal to a wide range of buyers.

Service without compromise

Entrance Hall

Enter into the hall via an opaque double-glazed front door where you will find ceramic tiled flooring and a radiator. The stairs rise to the first floor.

Cloakroom



Fitted with a pedestal wash hand basin. Low level WC. Ceramic tiled flooring. Radiator. Opaque double-glazed window to the front aspect.

Lounge 16'2" x 11'0" (4.93m x 3.35m)



The lounge is situated at the rear of the property and has a double-glazed window to the rear aspect and a set of double-glazed French doors leading out to the rear garden. Radiator. Fitted cloaks cupboard.

Lounge (Photo 2)



Breakfast Kitchen 13'8" x 9'2" (4.17m x 2.79m)



This spacious breakfast kitchen is fitted with a range of modern fitted base and wall units. Roll edge work surfaces with complimentary splash backs. Fitted automatic dishwasher. Fitted oven and four ring gas hob with stainless steel extractor hood. Space and plumbing for automatic washing machine. Stainless steel single sink and drainer. Ceramic tiled flooring. Wall mounted gas fired combination central heating boiler. Double-glazed window to the front aspect.

Kitchen/Breakfast Room (Photo 2)



First Floor Landing



Timber balustrade. Fitted linen cupboard. Stairs rise into the second floor. Doors to rooms.

Bedroom Two 12'7" max x 9'3" (3.84m max x 2.82m)



A double bedroom with a double-glazed window to the front aspect. Radiator. Dado rail.

Bedroom Three 12'3" x 9'3" (3.73m x 2.82m)



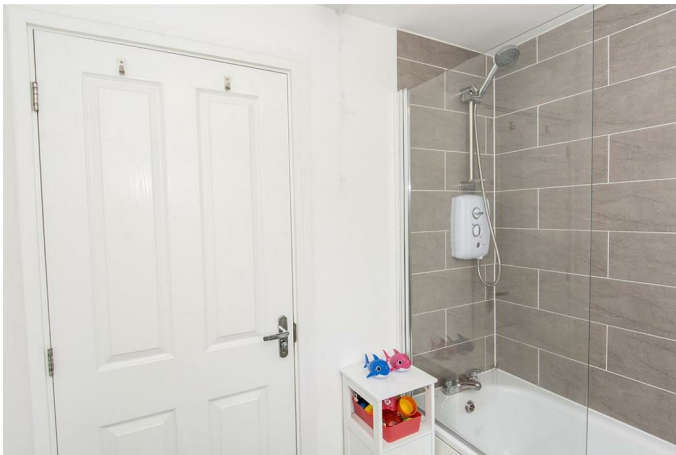
A double bedroom with a double-glazed window to the rear aspect and a radiator.

Bedroom Four 9'0" x 6'7" (2.74m x 2.01m)



A single bedroom that is currently being used as a work from home office and has a double-glazed window to the rear aspect and a radiator.

Bathroom



Fitted with a panelled bath with electric shower fitment over. Pedestal wash hand basin. Low level WC. Complimentary ceramic tiling. Wood laminate flooring. Radiator. Extractor fan. Opaque double-glazed window.



Second Floor Landing

Door to master bedroom.

Master Bedroom 16'3" max x 15'8" to the face of the wardrobes (4.95m max x 4.78m to the face of the wardrobes)



A very generous bedroom that currently has two double beds. A double-glazed window to the front aspect. Two radiators. Fitted mirrored wardrobes spanning one wall. Access to loft space. Door to the En-suite shower room.

Master Bedroom (Photo 2)



En-Suite Shower Room



Fitted with a tiled shower cubicle with main shower fitment. Pedestal wash hand basin. Low level WC. Wood laminate flooring. Radiator. Double-glazed Velux window. Extractor fan.

Front



To the front of the property is a small lawned area and well stocked, spacious beds. Tarmacked driveway providing parking for two to three cars. Gated pedestrian access to the rear garden.

Rear Garden



The rear garden is laid mainly to lawn with paved patio area. Timber garden store. Timber lat fencing providing a good deal of privacy.



Rear Aspect



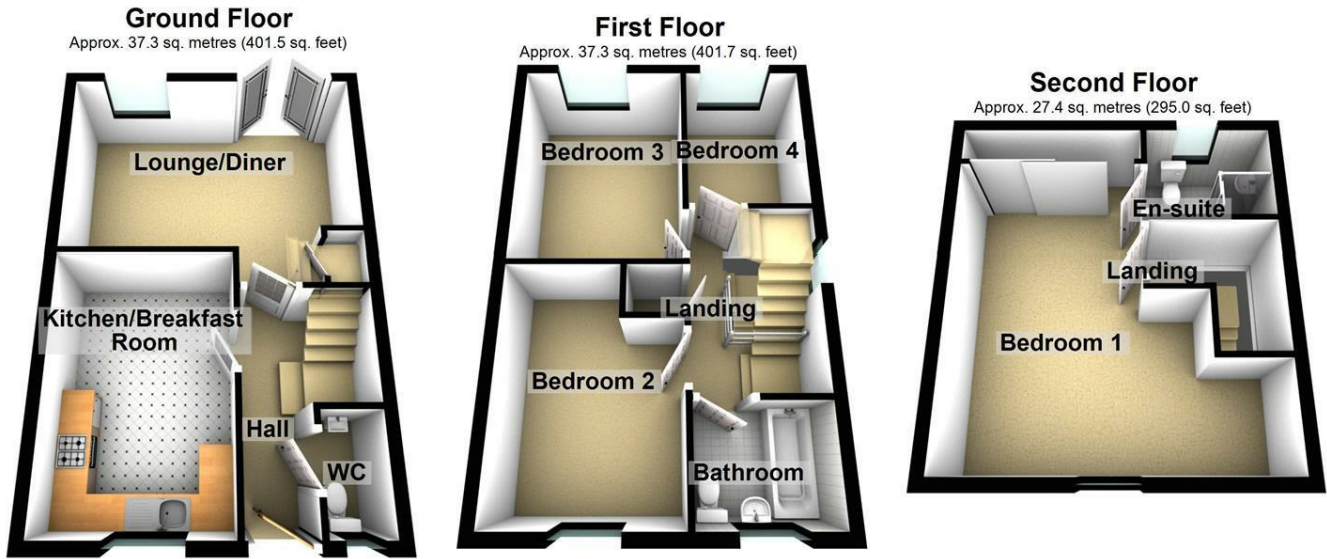
Garage 19'8" x 10'0" (5.99m x 3.05m)

The single detached garage has an up and over door to the front. Power and lighting is connected. Ample storage in the rafters. Personal door to the rear garden.

Notice For Prospective Buyers

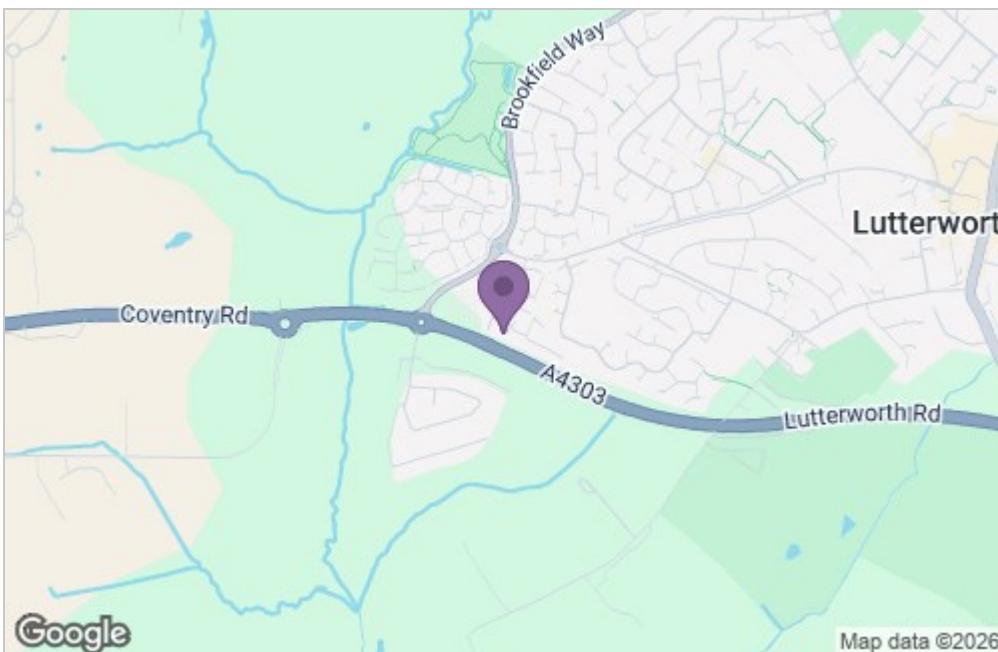
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

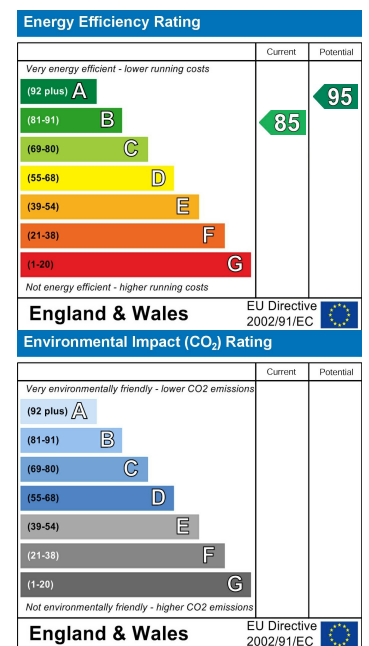


Total area: approx. 102.0 sq. metres (1098.2 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise