



30 Spring Close, Lutterworth, Leicestershire, LE17 4DD

HOWKINS &
HARRISON

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Leicestershire, LE17 4DD

Guide Price: £490,000

Situated at the end of a quiet cul-de-sac, this impressive five bedroom detached family home offers generous living accommodation, excellent natural light throughout and a well-balanced layout, ideal for modern family living. Further benefitting from a double garage and parking for up to three vehicles.

Features

- Popular residential location
- Lovely detached family home
- Five bedrooms & family bathroom
- Master with en-suite
- Spacious kitchen/diner with integrated appliances
- Convenient utility room
- Large dual-aspect living room with bay windows, patio doors and gas fire
- Partially boarded loft
- South-facing garden
- Located in a quiet cul-de-sac
- Driveway parking for three vehicles
- Double garage
- Energy Rating- D



Location

Lutterworth is a pretty market town just seven miles north of Rugby in the Harborough district of Leicestershire. It offers great access to the road network including the M6/A14, M1, M69 and the A5, as well as the Magna Park distribution centre. It is 15 miles south of Leicester and 1 mile from M1 junction 20. The town offers many amenities including an abundance of shops, ranging from independent retailers to national chains, and supermarkets, including Morrisons and Waitrose. There are numerous restaurants, pubs and wine bars and a number of hotels including a traditional coaching inn. The schooling in Lutterworth is very popular and the property is located within walking distance of a number of highly regarded schools including Lutterworth College and Lutterworth High School.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Ground Floor

Upon entering, you are welcomed into a spacious and open entrance hall, creating an immediate sense of space and flow. To the right, you are led into the kitchen/diner, a bright and practical area with windows to both the front and rear of the property, allowing natural light to fill the space throughout the day. The kitchen is well equipped with integrated appliances, including a dishwasher, oven and microwave, along with a four-zone induction hob, making it ideal for family cooking and entertaining. From the lobby, a door leads directly out to the rear garden, while a further door opens into a generously sized utility room, offering additional worktop space and storage. Also from the lobby you have internal access to the double garage, which offers ample space for storage in addition to parking.

Also off the entrance hall is the generously sized living room, featuring large bay windows to the front and patio doors opening onto the rear patio area. This dual-aspect room is flooded with natural light and provides an excellent space for relaxing or entertaining, particularly during the summer months. The living room is further enhanced by a gas fireplace, creating a warm and inviting focal point. Additional access from the living room leads to a downstairs cloakroom and useful understairs storage.





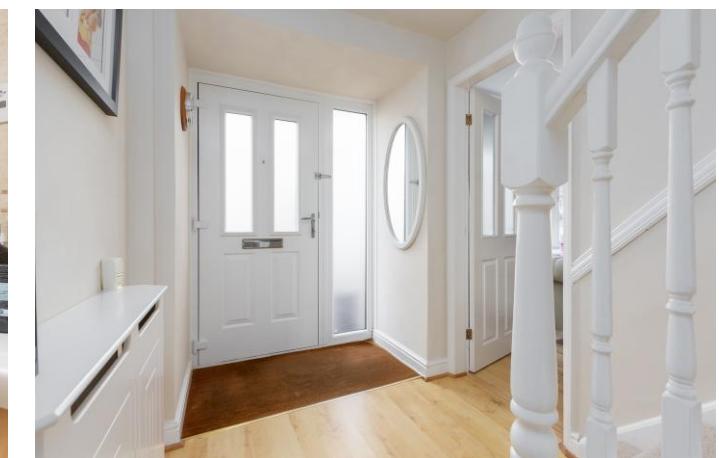


First Floor

Ascending to the first floor, on the landing there are two separate lofts each with their own access. One of which is partially boarded, providing additional storage, an airing cupboard and five well-proportioned bedrooms, all of which are doubles and four benefit from built-in wardrobes/storage cupboards. The impressive master bedroom, located to the rear of the home and enjoying views over the south-facing garden, benefits from a range of built-in wardrobes and a spacious en-suite shower room, complete with a modern waterfall shower. There are three remaining bedrooms which face the front elevation, with the fifth bedroom being positioned to the rear, overlooking the garden. All bedrooms are all generously sized and feature large windows, ensuring excellent levels of natural light throughout. The family bathroom is fitted with a white suite comprising of a panelled bath with glass shower screen and shower over, wash hand basin inset into a vanity unit with cupboards beneath and WC.

Outside

The property is approached via a three-car driveway, providing ample off-road parking, and benefits from an integrated double garage. To the rear, the property boasts a south-facing rear garden, offering a combination of patio and decking areas, ideal for outdoor dining, entertaining or relaxing. The garden also benefits from side access leading back to the driveway, adding further convenience. There is also a wooden shed, ideal for garden storage.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel: 01455-559203.

Fixtures and Fittings

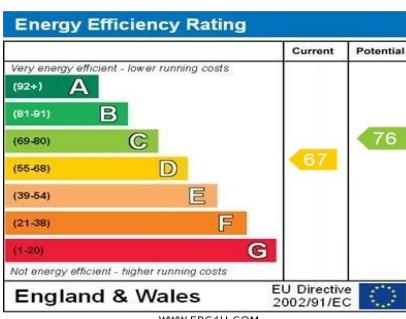
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Harborough District Council [Tel: 01858-828282](tel:01858-828282),
Council Tax Band-F



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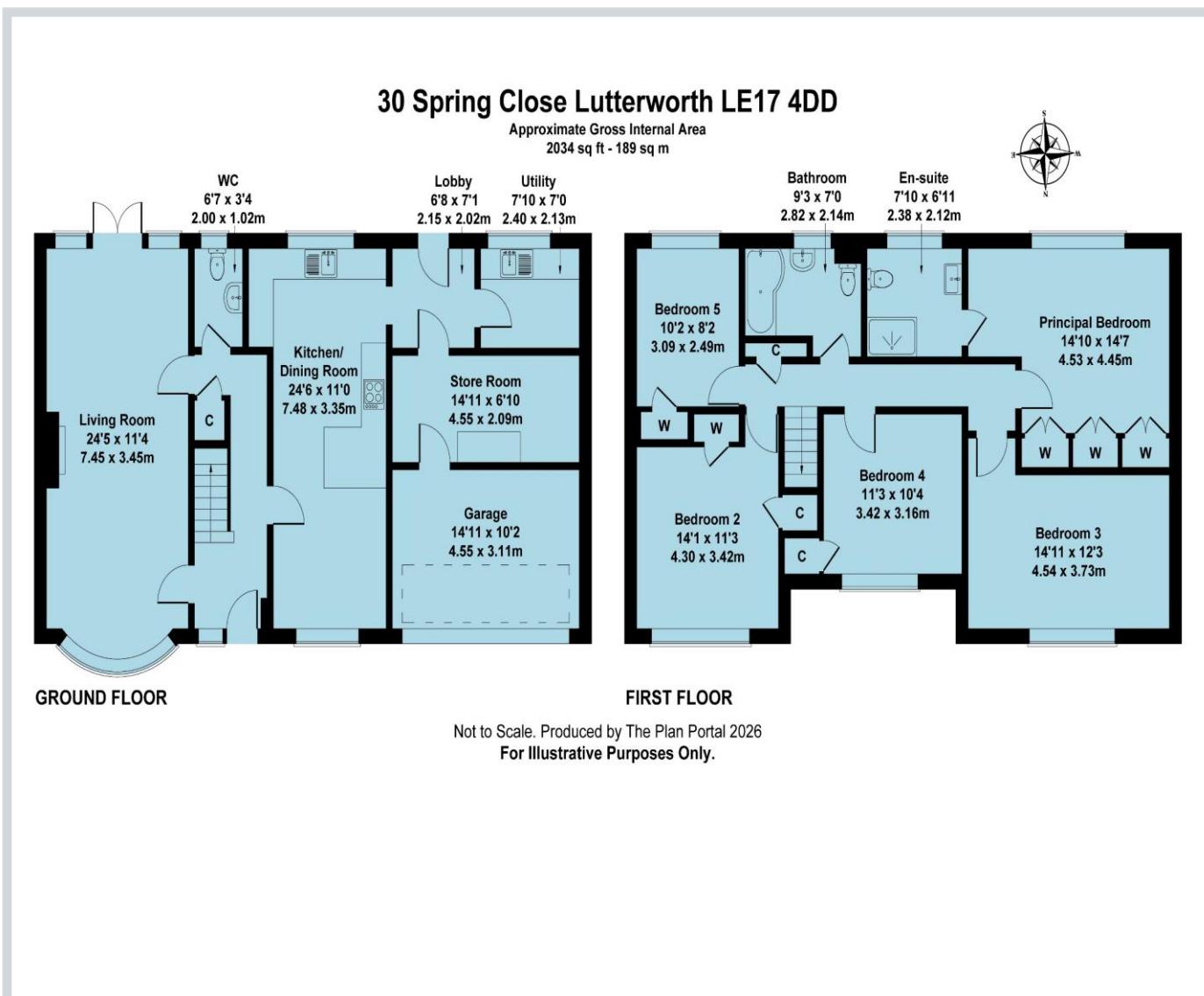
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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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