37 Holly Drive, Lutterworth

Guide Price **£425,000**

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Lutterworth

Impressive four-bed, three-bath detached home with three reception rooms, modern kitchen, office, utility, air con, large garden, patio, ample parking, and high-spec finishes throughout.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- 4 Bed Detached property
- Spacious garden with a shed and workshop
- Ample driveway parking
- Modern kitchen with integrated appliances
- 3 Reception Rooms
- Bi-fold and French doors with garden access
- Modern bathrooms with walk-in showers
- Walk in Wardrobe Area
- Air conditioning in bedrooms and Lounge

Reception 1 / Lounge
17' 4" x 16' 6" (5.29m x 5.03m)
A spacious and light-filled reception room featuring wood-effect flooring, recessed spotlights, two velux windows and bifold patio door providing views and access to the garden. The versatile layout and neutral décor create an ideal space for both everyday living and entertaining.

Snug
11' 11" x 10' 6" (3.63m x 3.20m)
A bright and versatile space adjoining the kitchen, featuring tiled flooring, neutral décor, and ample natural light. Ideal as an informal sitting area, breakfast space, or home working nook, seamlessly connecting to the heart of the home.

Kitchen
10' 4" x 8' 6" (3.14m x 2.59m)
A well-appointed fitted kitchen featuring a comprehensive range of wall and base units with complementary work surfaces, integrated appliances, and tiled flooring. Generous preparation space and ample storage combine with a practical layout, creating a functional and attractive hub for everyday family living.

Reception 2 / Dining Room
17' 6" x 9' 10" (5.33m x 3.00m)
A generously sized reception room featuring wood-effect flooring, neutral décor, and recessed ceiling spotlights. The well-proportioned layout provides an ideal setting for formal dining and entertaining, with ample space for family gatherings and a bright, welcoming atmosphere.

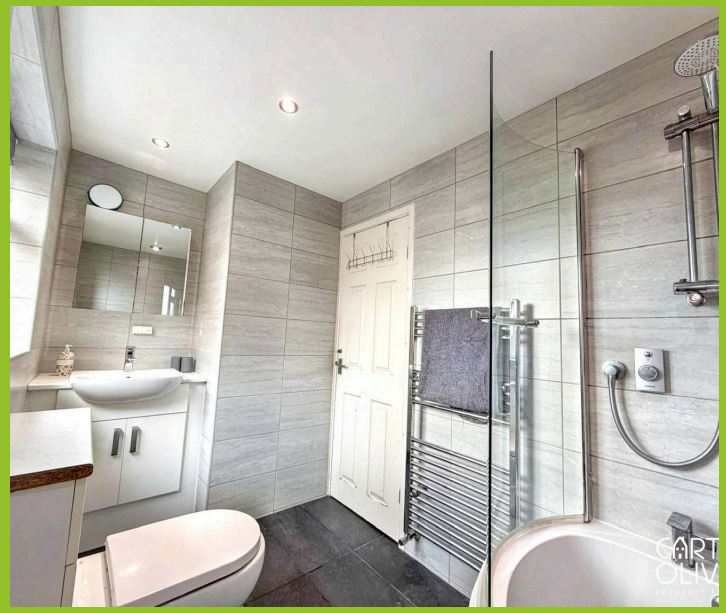
Utility
7' 11" x 6' 11" (2.41m x 2.12m)
A practical and well-equipped space fitted with additional storage units and work surfaces, providing excellent laundry and household utility facilities. Featuring natural light, durable flooring, and ample room for appliances, it offers a functionality and helps keep everyday tasks neatly organised.

W.C.
6' 4" x 3' 1" (1.92m x 0.95m)
A conveniently located ground floor cloakroom fitted with a low-level WC and wash hand basin. Finished with contemporary wall tiling and benefiting from a window providing natural light and ventilation.

Reception 3 / Office
9' 11" x 8' 0" (3.02m x 2.44m)
A bright and versatile room featuring a large front-facing window, wood-effect flooring, and neutral décor. Well-suited for home working, study, or a variety of additional uses, with ample natural light creating a comfortable and productive environment.

Bedroom 1
11' 5" x 8' 4" (3.48m x 2.53m)
A spacious double bedroom featuring a large rear-facing window providing natural light, together with recessed ceiling spotlights and neutral décor. The well-proportioned layout offers ample space for bedroom furnishings and benefits from built-in Wardrobe area, creating a comfortable and relaxing retreat.

En Suite
8' 2" x 5' 9" (2.50m x 1.75m)
A stylish and well-presented en suite fitted with a contemporary suite comprising a shower enclosure with recessed storage niche, low-level WC, and vanity wash hand basin. Complemented by modern wall tiling, a heated towel rail, and a window providing natural light and ventilation.



Bedroom 4
9' 7" x 8' 3" (2.91m x 2.52m)
A bright and well-proportioned bedroom featuring a rear-facing window providing pleasant natural light, together with neutral décor and recessed ceiling spotlights. Offering versatile accommodation, the room is ideally suited as a bedroom, nursery, guest room, or additional home office.

Bedroom 3
11' 9" x 9' 11" (3.58m x 3.01m)
A generously sized bedroom featuring a rear-facing window providing good natural light, together with neutral décor and ample floor space. The versatile layout makes it ideal as a comfortable bedroom, guest room, or teenager's room.

Bedroom 2
11' 11" x 9' 10" (3.63m x 2.99m)
A spacious front-facing double bedroom featuring a large window providing excellent natural light, together with neutral décor and a well-proportioned layout. Offering ample space for a range of bedroom furnishings, it provides comfortable and versatile accommodation.

Bathroom
7' 7" x 5' 4" (2.32m x 1.62m)
A contemporary bathroom fitted with a modern white suite comprising a panelled bath with shower and glazed screen, low-level WC, and vanity wash hand basin. Finished with stylish full-height wall tiling, a heated towel rail, recessed ceiling spotlights, and a window providing natural light and ventilation.

GARDEN

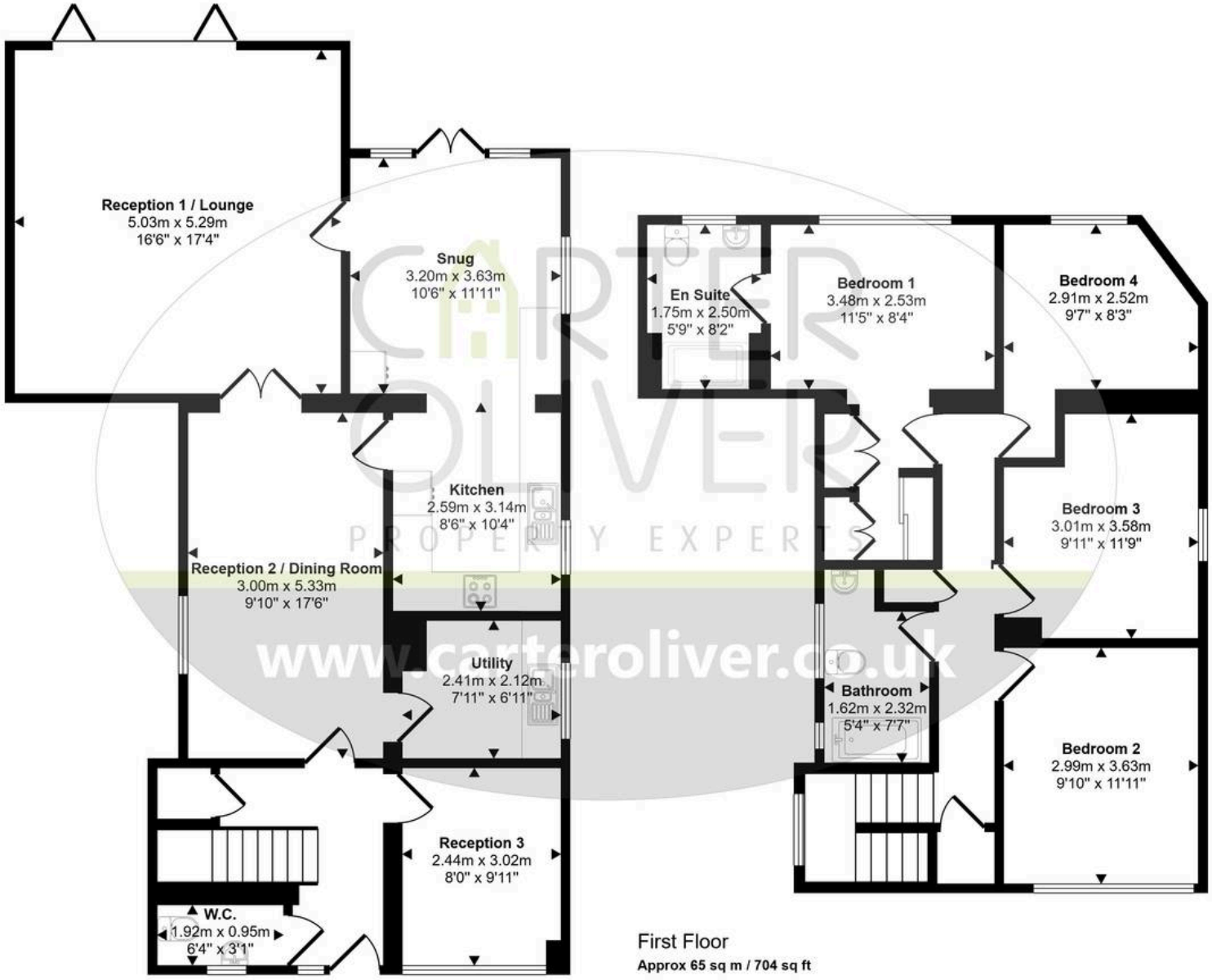
Large well maintained garden, with both patio and grassed area. The garden also has a good sized shed, along with a workshop. An external power socket is also available on the side of the property, which can feed power to the workshop.

DRIVEWAY

3 Parking Spaces

Large front driveway to allow parking for up to 3 cars.

Approx Gross Internal Area
156 sq m / 1677 sq ft



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First Floor
Approx 65 sq m / 704 sq ft

Ground Floor
Approx 90 sq m / 973 sq ft

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.

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