



19 Park Road, Lutterworth

Guide Price **£290,000**





19 Park Road

Lutterworth

Beautiful three-bedroom semi in a quiet cul-de-sac with open plan kitchen, private garden, purpose-built office, off-road parking, and easy access to schools, shops, and parks.

Tenure: Freehold

- EPC - B
- Open plan kitchen dining area
- Council Tax Band - C
- Off-road parking with paved driveway
- Spacious living areas with natural light
- Built-in wardrobe and ample storage
- Estate Charge of £172 PA
- Cul-de-sac location
- Outside office with power
- 3 Bed-semi detached





Kitchen / Diner

15' 5" x 10' 11" (4.70m x 3.34m)

A bright and contemporary kitchen/diner offering a practical and sociable space for everyday living and entertaining. The kitchen is fitted with a stylish range of dark gloss wall and base units, complemented by contrasting work surfaces and tiled splashbacks.

Integrated appliances include an oven with gas hob, extractor above, fridge freezer & dishwasher alongside space for further appliances and a stainless-steel sink positioned beneath the window. The dining area comfortably accommodates a family dining table, while French doors open directly onto the rear garden, bringing in plenty of natural light and creating an easy connection between the indoor and outdoor spaces.

Lounge

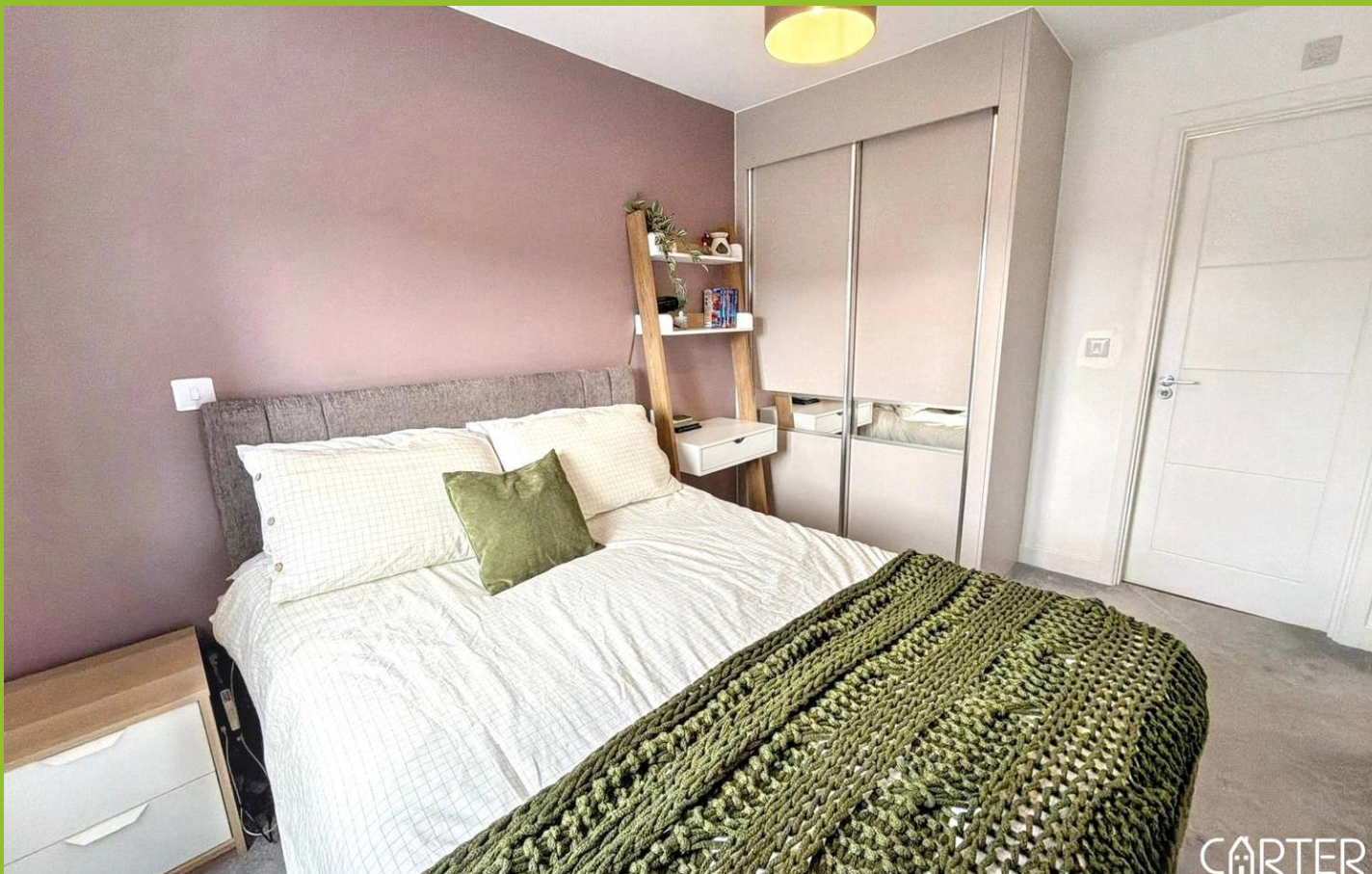
15' 10" x 11' 6" (4.82m x 3.50m)

A beautifully presented and spacious lounge, creating a comfortable and welcoming setting for relaxing with the family. A large window to the front allows plenty of natural light to fill the room, complemented by stylish décor and soft carpet flooring. There is ample space for generous lounge furniture, while the staircase rises to the first floor with useful space beneath. The doorway through to the kitchen / diner gives the ground floor a sociable flow whilst still retaining a defined and cosy living area.



Wc

A modern and well-presented ground floor WC, fitted with a contemporary white suite comprising a low-level WC and wall-mounted wash hand basin with tiled splashback. Finished with tiled flooring and recessed ceiling lighting, the room is bright and neutrally decorated, with a contrasting feature wall adding a stylish touch.



Bedroom 1

11' 7" x 8' 8" (3.54m x 2.63m)

A well-proportioned and beautifully presented double bedroom, offering a calm and comfortable retreat. The room benefits from a window allowing plenty of natural light, complemented by soft carpet flooring and a stylish feature wall. Fitted mirrored wardrobes provide excellent storage while enhancing the sense of space, with ample room remaining for additional bedroom furniture.

En-suite

8' 5" x 3' 10" (2.57m x 1.18m)

A stylish and contemporary en-suite shower room, fitted with a modern three-piece suite comprising a walk-in shower enclosure with glazed screen, low-level WC and wash hand basin. Attractive textured tiling creates a smart finish, complemented by a wall-mounted mirror and heated towel rail.

Bedroom 2

10' 10" x 8' 6" (3.30m x 2.59m)

A bright and generously proportioned second double bedroom, currently arranged as a nursery but offering plenty of space to accommodate a bed and additional bedroom furniture. A window provides good natural light, while soft carpet flooring creates a comfortable finish. The stylish feature wall adds character to the room, making this a versatile space ideal as a child's bedroom or guest room.





Bedroom 3

7' 5" x 6' 9" (2.27m x 2.06m)

A well-presented and versatile third bedroom, currently utilised as a home office, offering flexibility to suit a variety of lifestyles. A window provides plenty of natural light, creating a bright and inviting space, while soft carpet flooring and a stylish feature wall add warmth and character. The room offers ample space for a single bed and bedroom furniture, making it equally suited as a child's bedroom, guest room or dedicated workspace.

Bathroom

6' 6" x 6' 5" (1.99m x 1.95m)

A modern and well-presented family bathroom, fitted with a contemporary three-piece white suite comprising a panelled bath with shower over and glazed shower screen, low-level WC and pedestal wash hand basin. Stylish tiling surrounds the bath and shower area, complemented by tiled flooring and a contrasting feature wall. A window provides natural light and ventilation, completing this fresh and practical family bathroom.

Garden Office

7' 3" x 7' 2" (2.20m x 2.18m)

A fantastic addition to the garden, this timber-built garden office provides a versatile space away from the main house, ideal for home working, hobbies or as a relaxing retreat. Finished with timber walls and ceiling, the room offers space for a desk and seating area, with lighting and power providing a practical setup for year-round use.



GARDEN

A pleasant and enclosed rear garden offering a good balance of lawn and paved areas, creating space for both relaxing and outdoor entertaining. French doors from the kitchen/diner open onto the garden, providing a natural extension of the living space. The garden is enclosed by timber fencing and features a lawn, paved patio and planted areas, with stepping stones leading towards the garden office. The timber garden office provides an excellent additional space for home working, hobbies or leisure.

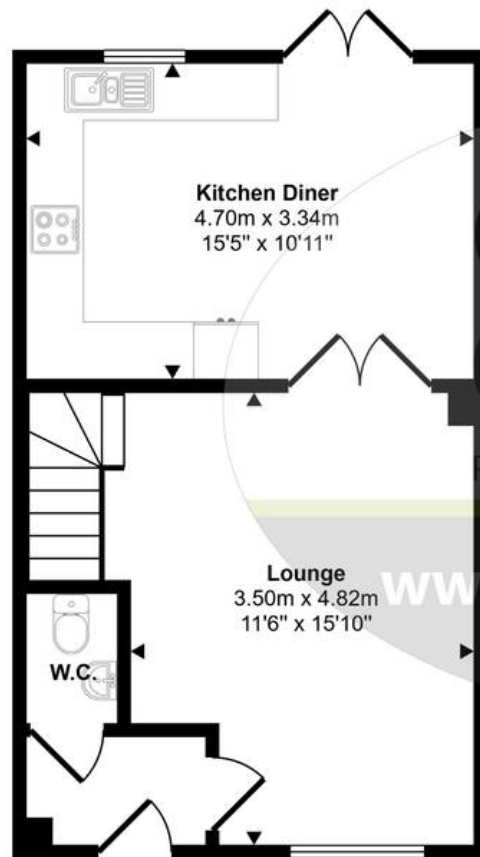
DRIVEWAY

2 Parking Spaces

The property benefits from a generous block-paved driveway positioned alongside the house, providing ample off-road parking for multiple vehicles. The driveway is conveniently located close to the front entrance and extends along the side of the property, while established planting around the frontage adds an attractive finishing touch.



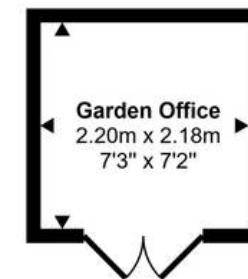
Approx Gross Internal Area
84 sq m / 901 sq ft



First Floor
Approx 39 sq m / 421 sq ft



Second Floor
Approx 40 sq m / 429 sq ft



Garden Room
Approx 5 sq m / 52 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.



Carter Oliver Property

Carter Oliver Property Experts Ltd, 8A Bank Street - LE17 4AG

01455 248033 / 01788 229434

sales@carteroliver.co.uk

www.carteroliver.co.uk