



3 Greenfield Avenue, Lutterworth, Leicestershire, LE17 4FX

HOWKINS &
HARRISON

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This beautifully presented three-bedroom home offers modern family living in a peaceful setting, situated in close proximity to nearby country park and Lutterworth town centre. Ideal for families, first-time buyers, or professional couples, the property combines stylish interiors with practical living spaces throughout. The spacious open plan kitchen/dining room forms the heart of the home and the property further benefits from a master bedroom with en-suite and a garage with additional driveway parking.

Features

- Popular Lutterworth location
- Semi-detached family home
- Spacious open-plan kitchen/diner
- Downstairs cloakroom
- Principal bedroom with modern en-suite
- Family bathroom with bath and shower
- Situated close to Lutterworth town centre and country park
- Off-street parking
- Single garage
- Energy Rating- B



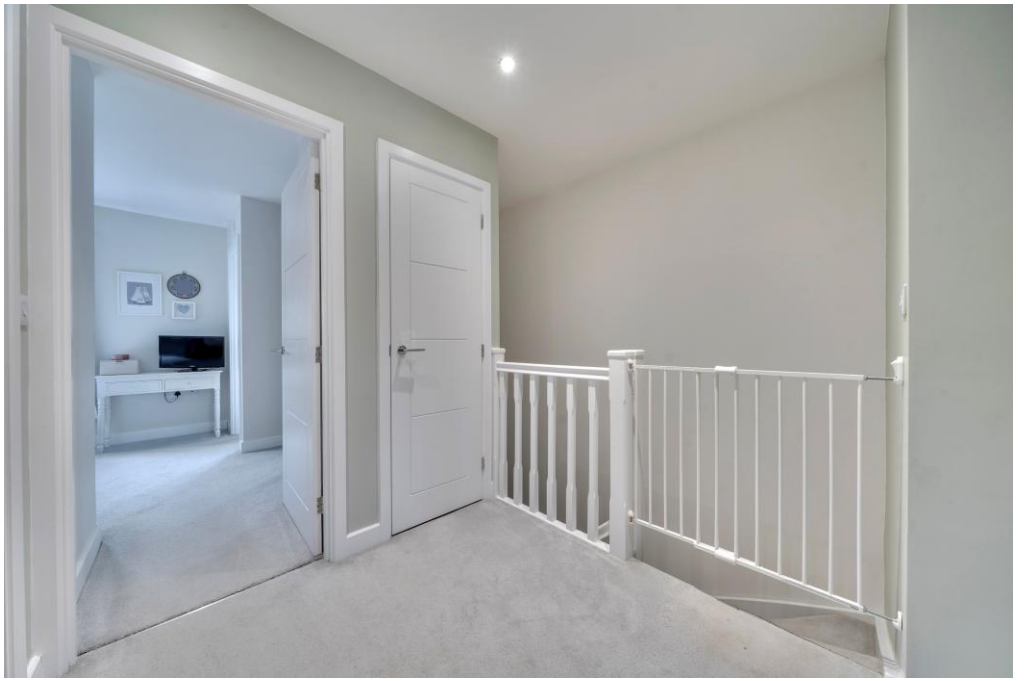
Location

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 6.8 miles north of Rugby and 15 miles south of Leicester. The town offers many amenities including an abundance of shops, ranging from independent retailers to national chains, and supermarkets, including Morrisons and Waitrose. The schooling in Lutterworth is very popular and the property is located within walking distance of a number of highly regarded schools including Lutterworth High School and Lutterworth College.



Ground Floor

Upon entering the home, you are greeted by a bright entrance hall with doors leading to the ground floor accommodation including a convenient downstairs cloakroom complete with wash hand basin and WC. The spacious sitting room is positioned to the front of the property with a window affording plenty of natural light. This is a fantastic space for relaxing and unwinding and leads seamlessly to the impressive open plan kitchen/dining room, which is thoughtfully designed for both everyday living and entertaining. Finished with stylish Amtico flooring which flows throughout the ground floor. The Symphony fitted kitchen is a true focal point of the home and features accent floor lighting, spotlights, integrated dishwasher, washing machine, fridge, freezer, oven and a four ring gas hob, with a window perfectly positioned to provide views over the garden. The dining area benefits from double patio doors which allow plenty of natural light and open directly onto the rear garden.



First Floor

To the first floor, the property continues to impress with a fully carpeted landing area complete with useful storage cupboard. The principal bedroom is positioned to the front of the home and benefits from built-in double mirrored wardrobes along with a modern en-suite shower room featuring a walk-in shower, wash hand basin, and WC. Bedroom two is a spacious double room enjoying views over the rear garden. Bedroom three also overlooks the garden and would make an excellent nursery, home office, or guest bedroom. The contemporary family bathroom is fitted with a separate bath incorporating shower attachment, walk-in shower, wash hand basin and WC. Finished beautifully throughout, this modern home offers stylish, comfortable living in a popular residential location and must be viewed to be fully appreciated.

Outside

Approaching the property, you are welcomed by an attractive frontage with a small lawned area, with blooming hydrangeas creating a warm and inviting first impression. Adjacent to the property is a driveway providing off-street parking in front of the single garage. The east-facing rear garden is mainly laid to lawn and has been designed for low-maintenance living. A features patio area provides an ideal space for outdoor seating, dining, and entertaining. The rear garden also provides convenient access to the garage and side gate leading back to the driveway.



Viewing

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

Fixtures and Fittings

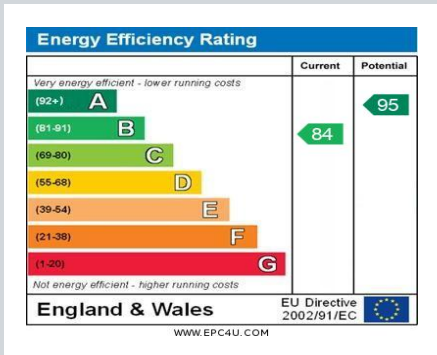
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

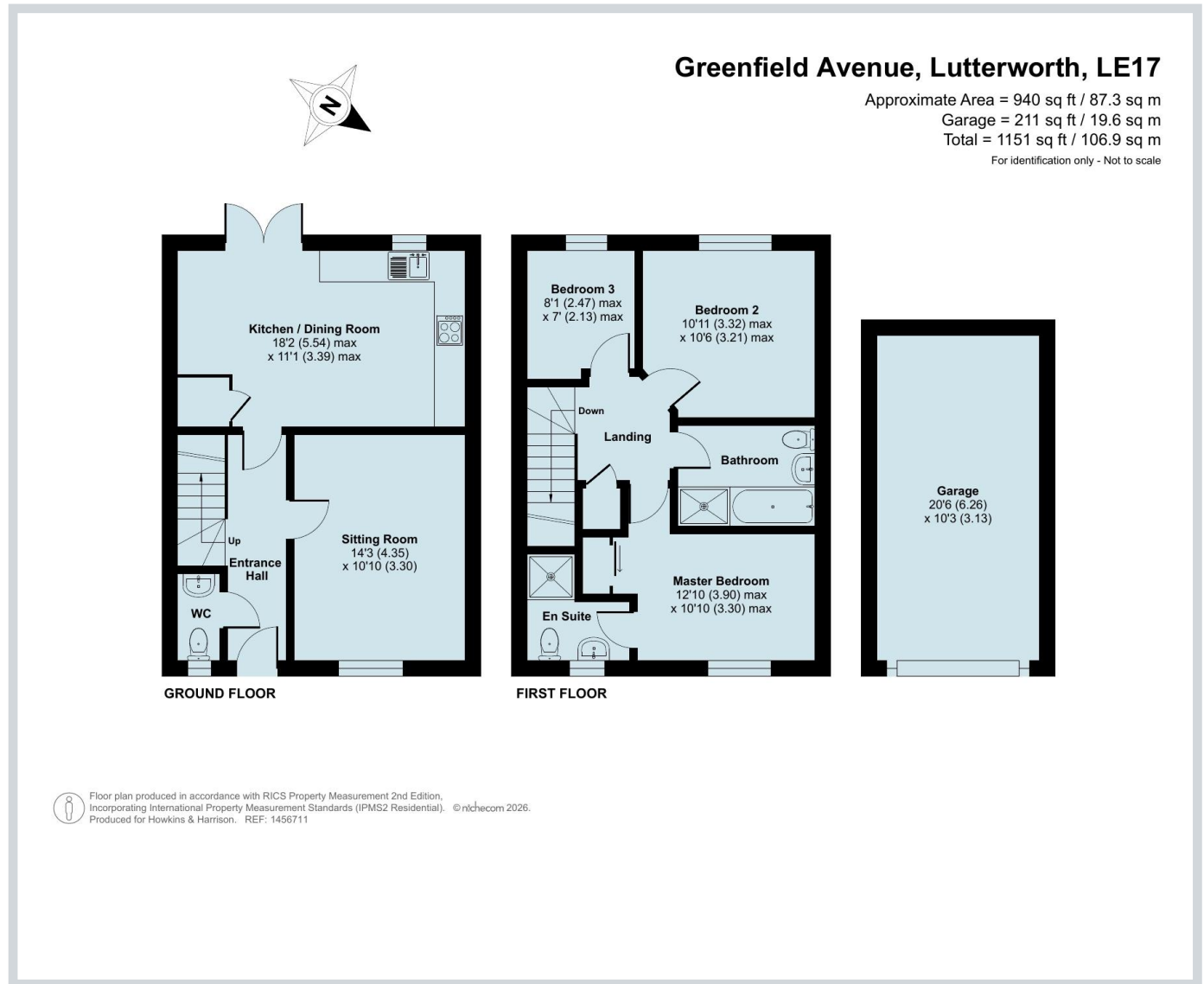
Harborough District Council Tel:01858-828282.
Council Tax Band – C



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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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