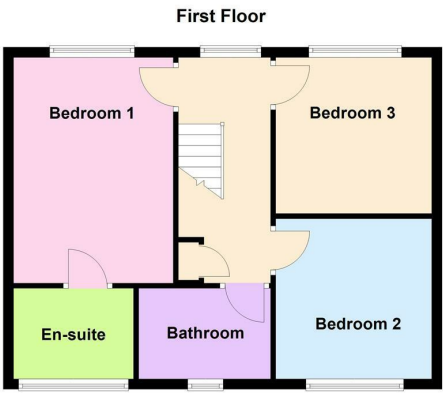
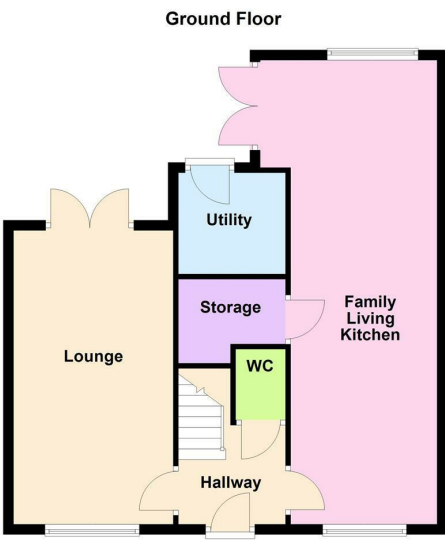


# FLOOR PLAN

- DIMENSIONS**
- Entrance Hall**
- Family Living Kitchen**  
29'10 x 9'04 (9.09m x 2.84m)
- Utility**  
5'08 x 6'06 (1.73m x 1.98m)
- Lounge**  
18'09 x 10'03 (5.72m x 3.12m)
- Downstairs Cloakroom**  
4'06 x 3'02 (1.37m x 0.97m)
- Landing**
- Bedroom One**  
14'05 x 10'05 (4.39m x 3.18m)
- En Suite**  
5'11 x 8'04 (1.80m x 2.54m)
- Bedroom Two**  
9'05 x 9'10 (2.87m x 3.00m)
- Bedroom Three**  
9' x 9'10 (2.74m x 3.00m)
- Family Bathroom**  
5'11 x 7'05 (1.80m x 2.26m)



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.  
**VIEWING** Via our office at 22a Cross Street, Enderby, LE19 4NJ  
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/  
**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?  
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.  
Call us on 0116 2811 300 for free advice.  
**OFFER PROCEDURE** If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.  
**MONEY LAUNDERING** Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.  
These details do not constitute part of an offer or contract.  
**Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

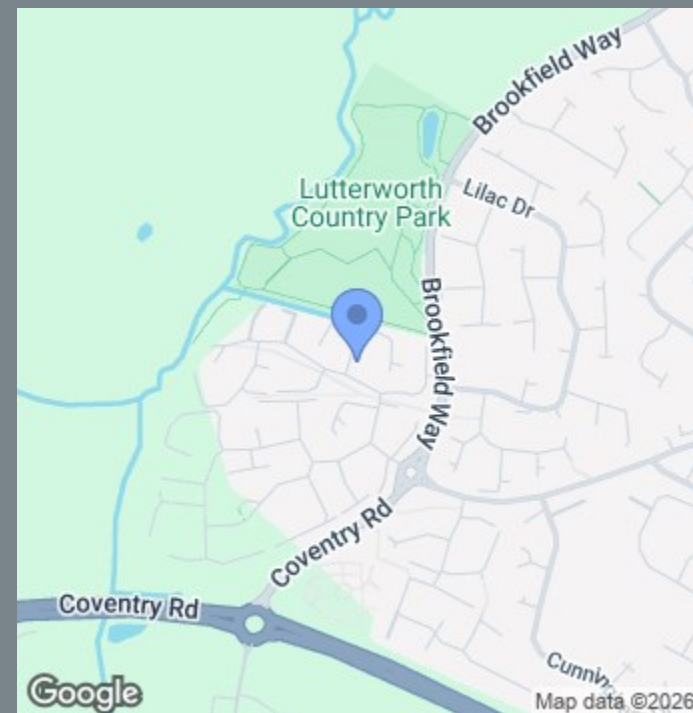
2 Park Road, Lutterworth, LE17 4UB  
**Offers In Excess Of £375,000**

## OVERVIEW

- Spacious Family Home
- Popular Location With Park Views
- Entrance Hallway & Utility
- Lounge & Downstairs Cloakroom
- Family Living Kitchen
- Three Bedrooms
- En Suite To Primary & Family Bathroom
- Driveway, Garage & Good Sized Garden
- Viewing Is Essential
- EER - B, Freehold, Tax - D

## LOCATION LOCATION....

Park Road is situated within a modern and sought-after development in the popular market town of Lutterworth, enjoying an attractive position overlooking a nearby park. The area offers a strong community feel along with excellent local amenities, including a variety of shops, supermarkets, cafés and everyday services within the town centre. Families are particularly well catered for, with well-regarded primary schools and Lutterworth College within easy reach. Residents benefit from immediate access to green space, with the park outlook providing a pleasant setting alongside additional recreational areas and countryside walks nearby. Park Road is also well positioned for travel, with convenient access to the M1, M6 and A5, as well as rail links from nearby Rugby, making it ideal for commuters. Combining modern living, green surroundings and strong connectivity, this location offers a highly desirable place to call home.



## THE INSIDE STORY

Situated on a modern and sought-after development, this detached family home enjoys attractive views over the park, offering a wonderful sense of space and a pleasant outlook, ideal for modern family living. Upon entering, you are welcomed into a bright entrance hallway that leads through to a spacious lounge. This inviting room benefits from a window to the front aspect, capturing the park views, along with French doors opening onto the garden—creating a light-filled space perfect for relaxing, entertaining, or spending time with family. The impressive family living kitchen forms the true heart of the home. Beautifully designed with a contemporary feel, it features gloss-finish wall & base units, complemented by integrated appliances including a fridge freezer, dishwasher, oven & hob. A striking panelled wall adds character, while the layout offers distinct yet connected zones for cooking, dining & relaxing. The dining area is perfect for family meals or hosting guests, while the seating area provides a cosy spot to unwind, all enhanced by French doors opening out to the garden, allowing for seamless indoor-outdoor living. A separate utility room & downstairs cloakroom add further convenience for busy households. Upstairs, the landing leads to three well-proportioned bedrooms, all offering flexible accommodation for family life, guest space, or a home office. The primary bedroom benefits from its own en suite shower room, while the family bathroom serves the remaining bedrooms. Externally, the property continues to impress with a driveway & garage providing off-road parking & storage. The fabulous two-tiered rear garden offers a generous outdoor space, featuring a patio area ideal for dining & entertaining, along with a lawn perfect for relaxing or family use. A fantastic home in a desirable location with beautiful views—early viewing is highly recommended.

