



4 Bedroom House - Detached
located on Lilbourne Lane,
Lutterworth
Offers Over £400,000

UP Estates



NO UPWARD CHAIN | FOUR BEDROOM DETACHED HOUSE |
RURAL LOCATION | FIELD VIEWS | GARAGE & DRIVEWAY

Offered to the market with no upward chain, this spacious and well presented four bedroom detached house enjoys a peaceful rural setting in the desirable village of Catthorpe. Backing directly onto open fields and situated in a quiet location, the property offers a wonderful balance of countryside living while remaining conveniently positioned for nearby amenities, including a local farm shop.

The accommodation begins with an entrance porch leading into a spacious hallway. The lounge provides a comfortable space to relax, while the modern kitchen diner offers ample room for family meals and entertaining. A separate utility room adds further practicality.

The ground floor also benefits from a generous double bedroom complete with an ensuite wet room, making it ideal for multi-generational living, guests or those seeking ground floor accommodation.

Upstairs, a spacious landing leads to the impressive principal bedroom, which features built in wardrobes and a hidden entrance to a stylish ensuite bathroom. There are two further double bedrooms and a modern family bathroom, creating flexible accommodation for families of all sizes.

Externally, the property enjoys a wrap around garden that takes full advantage of its rural surroundings. A paved seating area provides the perfect space for outdoor dining and entertaining, while the gardens offer plenty of room to relax and enjoy the peaceful setting. To the front, there is a driveway providing off road parking for two vehicles, along with a separate garage.

Ready to move straight into, this fantastic home offers spacious accommodation, countryside views and a highly desirable village location.

Offers Over £400,000

- NO UPWARD CHAIN
- FOUR BEDROOM DETACHED HOUSE
- PEACEFUL RURAL LOCATION
- BACKING ONTO OPEN FIELDS
- READY TO MOVE INTO
- GROUND FLOOR DOUBLE BEDROOM WITH ENSUITE WET ROOM
- MAIN BEDROOM WITH HIDDEN ENSUITE ACCESS
- WRAP AROUND GARDEN
- PAVED SEATING AREA
- LOCAL FARM SHOP NEARBY





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Lilbourne Lane, Catthorpe, Lutterworth





Total Area: 162.0 m² ... 1744 ft²

All measurements are approximate and for display purposes only

CONTACT

41 Regent Street
Rugby
CV21 2PE

E: rugby@upestates.co.uk
T: 01788 729922

 UP Estates