



## 4 Buttercup Close, Lutterworth

Guide Price £500,000

CARTER





## 4 Buttercup Close

Lutterworth, Lutterworth

Impressive Four Double Bedroom, 3 Reception detached home, with a standout Double Garage with Double width and length driveway for a minimum of 4 cars (perfect for busy households or visitors) This Executive home, offers an exceptional standard of living, thoughtfully arranged across generous proportions and finished to a high specification throughout.

- Large 4 Bedroom Detached
- 3 Large Reception Rooms
- Double Garage with double length Drive for 4 cars
- Well Maintained and Landscaped Rear Garden
- Outdoor Entertaining area with Wooden Pergola
- Large Breakfast Kitchen to rear (Potential to create full width room to rear of house)
- Large Principal Bedroom with En-Suite Shower Room
- EPC - B / Freehold / No Service Charge
- Council Tax Band - E
- Potential to Break The Chain





### Entrance Hall

15' 6" x 8' 7" (4.73m x 2.62m)

A spacious and well-presented entrance hallway provides an excellent first impression, with ample room for the family to remove their shoes and coats without getting in each other's way. The space is bright and airy, featuring neutral décor and wood-effect flooring that flows through the ground floor. From here, there is convenient access to the snug, dining room, spacious kitchen/diner, main lounge and a ground-floor WC, making it ideal for family living and entertaining. The staircase rises to the first floor, with useful under-stairs storage enhancing practicality. A central hub that connects the home seamlessly while offering a sense of space and flow.

### Reception 3

Bright, well-proportioned 3rd Reception Room offering a versatile blank canvas for buyers. The room features neutral décor, wood-effect flooring, and excellent natural light from the Box Bay window overlooking the front of the house, creating a warm and welcoming feel. Clean lines and simple finishes make the space easy to style for a variety of layouts, whether for relaxing, entertaining, or working from home. A practical and adaptable living area suited to modern living.



### Reception 1

15' 1" x 12' 6" (4.60m x 3.80m)

Spacious and well-presented rear Reception Room, currently used as a lounge offering an excellent space for relaxation and entertaining. The room benefits from neutral décor, soft carpeting and a central feature fireplace, creating a comfortable and inviting atmosphere. Ample natural light is provided by French doors opening onto the rear garden, enhancing the sense of space and connection to the outdoors. Generous proportions allow for flexible furniture arrangements, making this an ideal main living room for modern family life.

### Reception 2

10' 0" x 12' 9" (3.05m x 3.88m)

A bright and airy 2nd Reception, currently used as an

## GARDEN

A beautifully landscaped and private north-facing rear garden, featuring a generous paved patio with pergola, ideal for outdoor dining and entertaining. The garden is mainly laid to lawn with attractive planted borders, mature shrubs and curved beds, creating a peaceful and inviting space. Fully enclosed and currently enjoying a pleasant open outlook with a strip of conservation area directly behind, which won't be built on. This lovely garden offers a perfect balance of relaxation and usability.

## DRIVEWAY

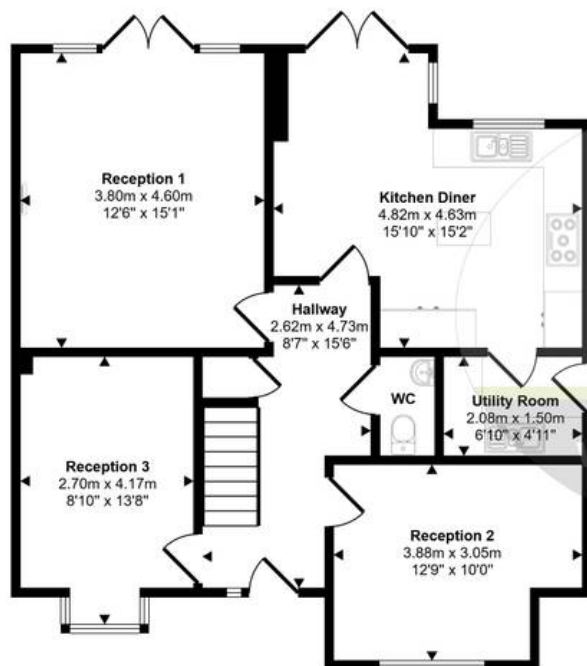
4 Parking Spaces

Generous sized double driveway, leading to the double garage. A great feature for a family home allowing parking for a minimum of 4 cars.

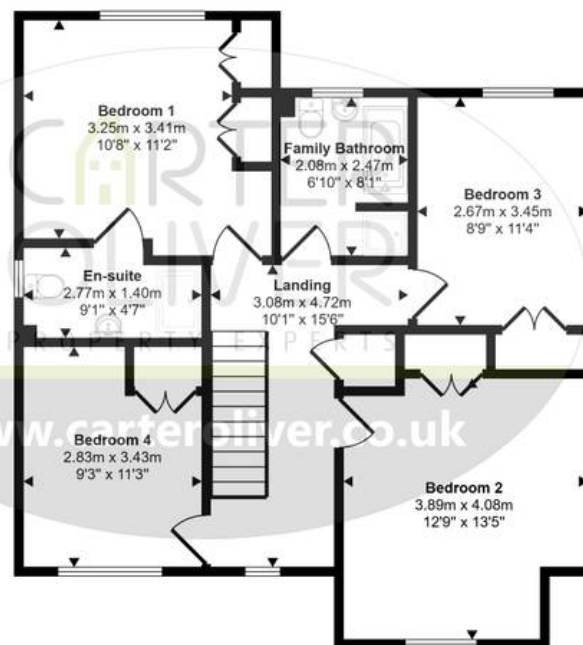




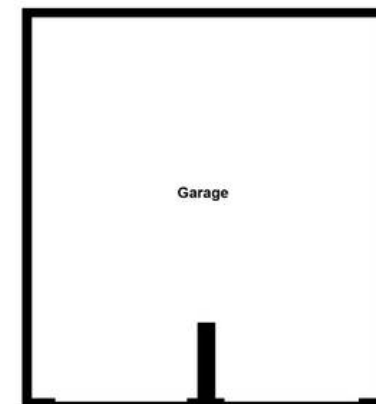
Approx Gross Internal Area  
181 sq m / 1943 sq ft



Ground Floor  
Approx 74 sq m / 802 sq ft



First Floor  
Approx 73 sq m / 788 sq ft



Garage  
Approx 33 sq m / 353 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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