



3 Oakfield Avenue, Lutterworth

Guide Price £325,000





### Hallway

A welcoming entrance hallway featuring attractive wood-effect flooring and a charming feature archway. A u-shape staircase rises to the first floor. The hallway provides access to the downstairs W.C., utility room and spacious lounge.. Neutral décor creates a bright and inviting first impression.

### Downstairs WC

Conveniently located off the entrance hallway, the downstairs W.C. comprises a low-level toilet and wall-mounted wash hand basin. The room benefits from fully tiled walls with decorative border detailing, wood-effect flooring and a radiator.

### Utility Room

13' 7" x 8' 4" (4.13m x 2.54m)

A fantastic-sized utility room created from the garage space, offering excellent additional storage and a practical space for laundry and household tasks. Fitted with a range of white wall and base units, complemented by grey worktops and tiled splash backs, with plumbing and space for laundry appliances. The room also benefits from a window providing natural light, painted brick walls and durable grey flooring, making this a versatile and functional addition to the home.



### Lounge

18' 4" x 10' 0" (5.60m x 3.04m)

A spacious and inviting lounge, offering plenty of room for comfortable seating and relaxation. The room features attractive wood-effect flooring, neutral décor and a decorative fireplace with a marble-effect surround and hearth, creating a lovely focal point. Windows along the side provide natural light, whilst a wide feature archway leads through to the dining area, creating a wonderful open-plan feel. Glazed internal doors provide access to the hallway and kitchen, making this a practical and versatile family living space.

### Kitchen

9' 10" x 8' 6" (2.99m x 2.60m)

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A practical and well-equipped kitchen featuring a range of wood-effect wall and base units, complemented by grey speckled worktops and white tiled splashbacks. The kitchen offers generous cupboard and worktop space, with a freestanding cooker and stainless steel sink with drainer. Two windows provide plenty of natural light, with the rear window overlooking the conservatory and garden beyond. Finished with light wood-effect flooring and neutral décor, the kitchen provides a functional space for everyday cooking and food preparation.

### Dining Room

10' 2" x 8' 6" (3.11m x 2.58m)

A lovely dining room positioned to the rear of the property, offering ample space for a family dining table and additional storage furniture. A wide feature archway creates a seamless connection to the lounge, providing a wonderful open-plan layout ideal for family living and entertaining. The room continues the attractive wood-effect flooring and neutral décor, with a high-level side window allowing natural light to flow through. Patio doors lead into the conservatory and also directly out into the garden.

### Conservatory

9' 11" x 7' 5" (3.03m x 2.25m)

A delightful conservatory positioned to the rear of the property, providing a bright and relaxing additional reception space with lovely views over the landscaped garden. Featuring tiled flooring, painted brick walls and a glazed roof, the room enjoys plenty of natural light throughout the day. French doors connect directly to the dining room, whilst a further set of French doors opens onto the rear garden, creating a wonderful connection between indoor and outdoor living. An ideal space for a cozy seating area, reading room or simply enjoying the garden views all year round.

### DRIVEWAY

1 Parking Space





## 3 Oakfield Avenue

Lutterworth

Impressive three bed detached home with open plan living, modern kitchen, utility, conservatory, garden, driveway, and easy access to amenities, schools, and parks in a sought-after area.

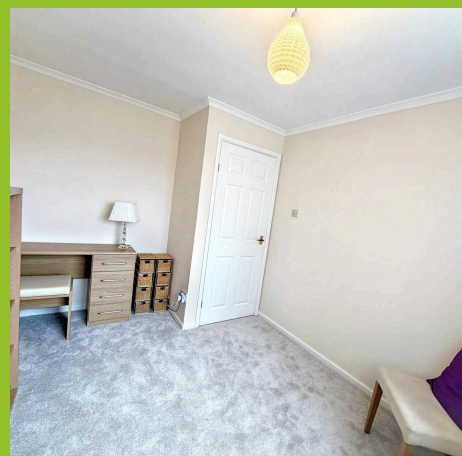
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- NO CHAIN
- 3 DOUBLE BED DETACHED
- OFF ROAD DRIVEWAY PARKING FOR 1/2 CARS
- EXTENDED OPEN PLAN LOUNGE/DINING SPACE
- MODERN KITCHEN TO REAR OF HOUSE
- GROUND FLOOR WC
- CONSERVATORY WITH ACCESS TO REAR GARDEN
- LARGE UTILITY CREATED FROM REAR OF GARAGE
- WELL MAINTAINED PRIVATE REAR GARDEN
- CLOSE TO LOCAL SHOPS AND AMENITIES





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### Garden

A beautifully maintained and established rear garden, thoughtfully landscaped to create a peaceful and colourful outdoor space. Featuring two neatly kept lawned areas, divided by attractive winding pathways and surrounded by an abundance of mature shrubs, flowering plants and well-stocked borders, providing colour and interest throughout the seasons. A generous paved patio for outdoor entertaining





## Carter Oliver Property

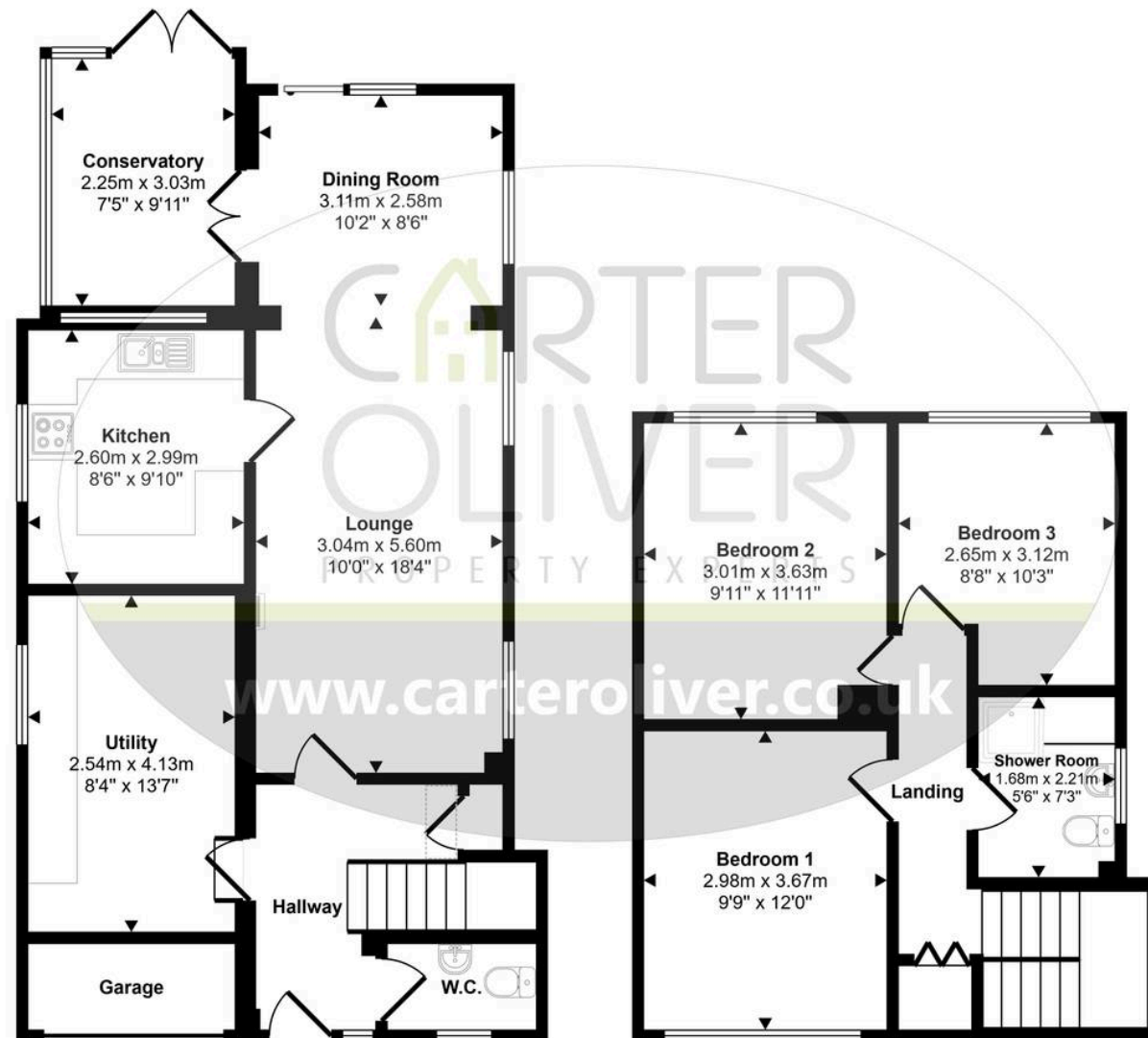
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Approx Gross Internal Area  
112 sq m / 1204 sq ft



Ground Floor  
Approx 68 sq m / 733 sq ft

First Floor  
Approx 44 sq m / 471 sq ft

Denotes head height below 1.5m

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.