

## 8 Woodway Road, Lutterworth, LE17 4QQ



**£275,000**

Situated on Woodway Road in the popular town of Lutterworth, this delightful three-bedroom semi-detached family home presents an excellent opportunity for those seeking a comfortable and spacious living environment. Conveniently situated near local schools and within easy walking distance of the town's amenities, this property is ideal for families and professionals alike. Upon entering, you are welcomed into a generous entrance hall that leads to a well-appointed cloakroom. The lounge offers a warm and inviting space, perfect for relaxation or entertaining guests. The dining kitchen is particularly noteworthy, having been extended to provide ample room for family meals and gatherings, making it the heart of the home. The property boasts three double bedrooms, ensuring plenty of space for family members or guests. The master bedroom features fitted wardrobes, providing both convenience and storage. The bathroom is thoughtfully designed, complete with a separate shower, catering to the needs of a busy household. Outside, the property benefits from an enclosed garden, offering a safe and private area for children to play or for adults to unwind. Additionally, there is a garage and a driveway that provides ample off-road parking, a valuable asset in today's busy world. With no upward chain, this home is ready for you to move in and make it your own. This semi-detached house on Woodway Road is a wonderful opportunity to enjoy family living in a sought-after location. Don't miss your chance to view this lovely property.

*Service without compromise*

## Hall



## Dining Kitchen 11'3" x 20'3" (3.43m x 6.17m)



Enter via a Upvc door into the spacious hallway where you will find the staircase rising to the first floor accommodation with a useful storage cupboard.

## Cloakroom 4'9" x 7'00" (1.45m x 2.13m)



Fitted with modern cabinets with complimenting surfaces. Stainless steel bowl and a half sink with mixer taps. Double eye level ovens. Gas hob and extractor canopy. Space for washing machine, tumble dryer and fridge-freezer. Dual aspect windows and a door gives access to the outside.

## Dining Area



Fitted with a low level WC and hand wash basin. Wood effect vinyl flooring. Opaque window to the front aspect and a radiator.

Lounge 10'8" x 10'5" (3.25m x 3.18m)

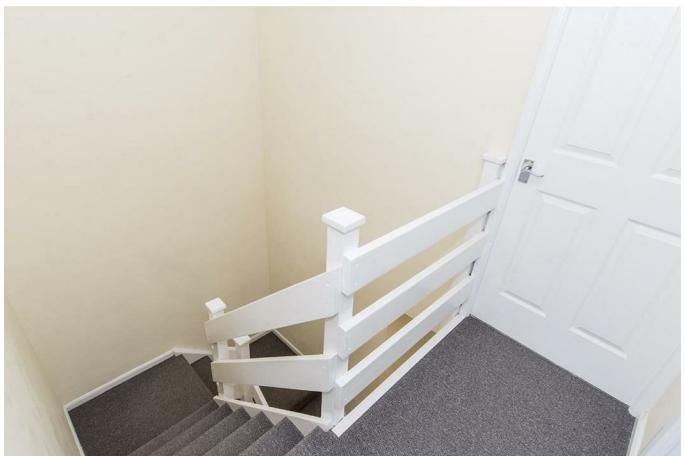


Bay fronted lounge with two radiators and a window to the rear aspect. A set of double doors open into the hallway.

Lounge (Photo Two )



Landing



Loft hatch , radiator and internal doors give access to the bedrooms and bathroom.

Bedroom One 11'4" x 10'11" (3.45m x 3.33m)



A double bedroom with fitted wardrobes .Window to the front aspect and a radiator.

Bedroom One (Photo Two)



Bedroom Two 9'11" x 10'00" (3.02m x 3.05m)



A double bedroom with a window to the front aspect and a radiator.

Bedroom Three 9'5" x 7'00" (2.87m x 2.13m)



A single bedroom with a window to the front aspect and a radiator.

Bathroom 9'6" x 10'00" (2.90m x 3.05m)



Fitted with a low level WC. Pedestal wash hand basin. Bath and separate shower cubicle. Heated towel rail. Ceramic wall tiles. vinyl flooring. Opaque window to the rear aspect and an airing cupboard.

## Bathroom (Photo Two )



## Garden



The garden is mainly laid to lawn with a paved patio seating area. Gated side access to the drive.

## Garden ( Photo two )



## Garage & Parking

The single garage has an up and over door. Power and light is connected.

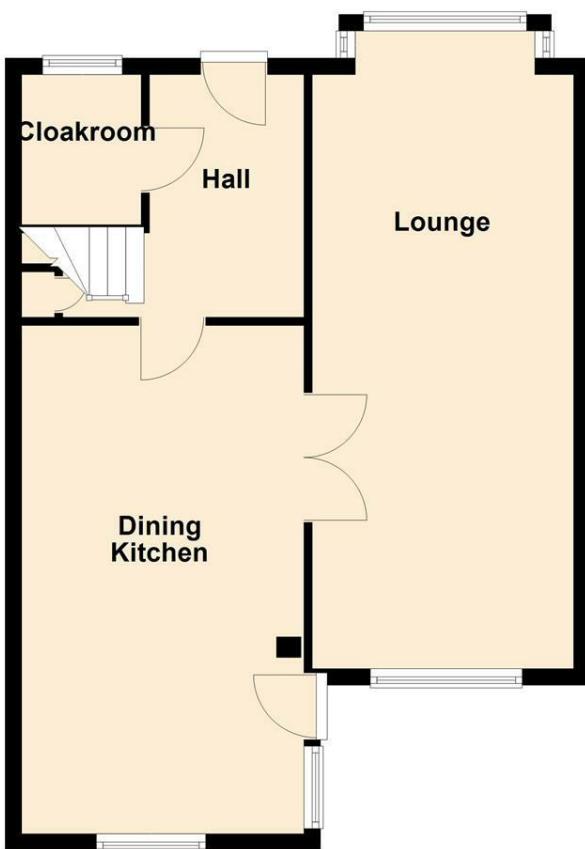
## Drive



## Floor Plan

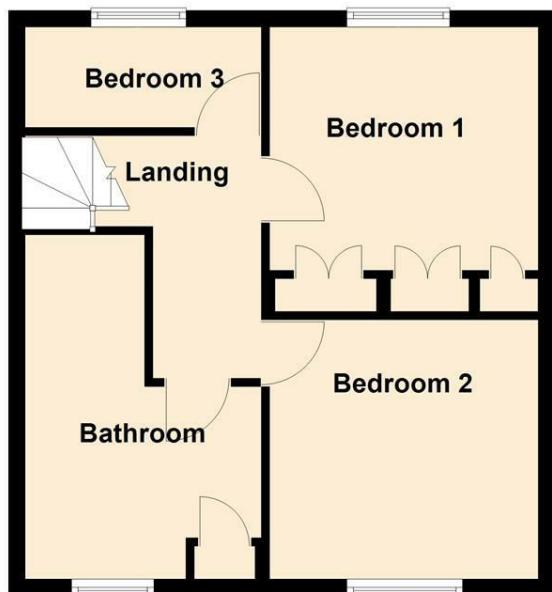
### Ground Floor

Approx. 56.8 sq. metres (611.7 sq. feet)



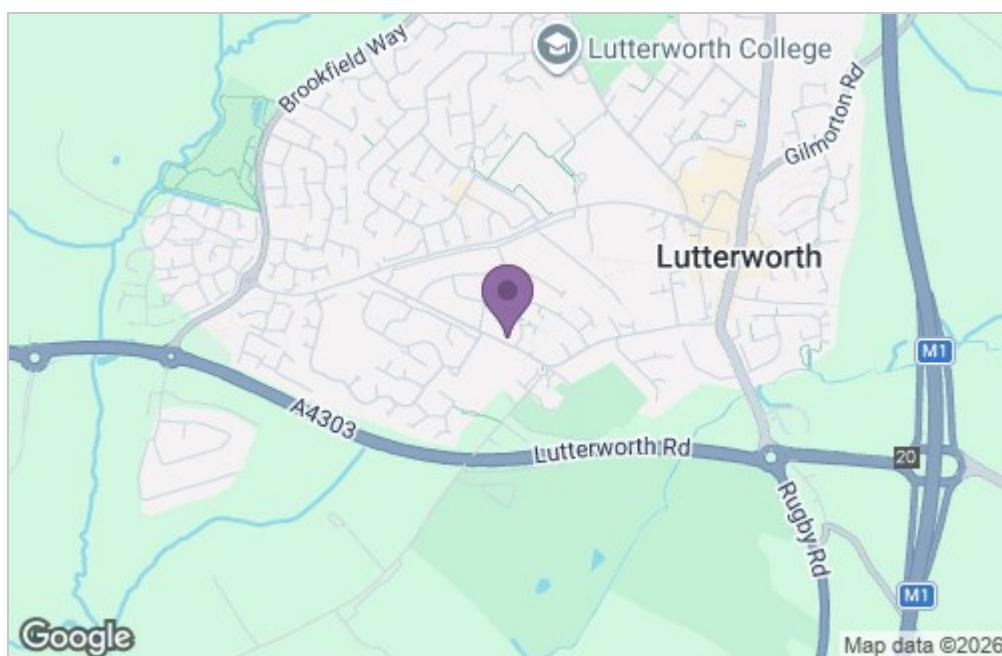
### First Floor

Approx. 40.9 sq. metres (440.6 sq. feet)



Total area: approx. 97.8 sq. metres (1052.3 sq. feet)

## Area Map



## Energy Efficiency Graph

