

11 Mountbatten Way
Lutterworth
LE17 4YD

£260,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Situated within the sought-after residential area of Mountbatten Way, Lutterworth, this beautifully maintained three-bedroom semi-detached home has been thoughtfully extended to provide spacious and versatile accommodation, perfectly suited to modern family life.

The welcoming entrance hall leads through to a generous living/ dining room, creating a warm and comfortable space in which to relax. To the rear, a bright conservatory enjoys views over the garden and benefits from French doors opening onto the patio, effortlessly blending indoor and outdoor living. The well-appointed kitchen is positioned at the front of the property and offers an excellent range of fitted units, while a further reception room an ideal space for families, with further French doors leading directly to the garden.

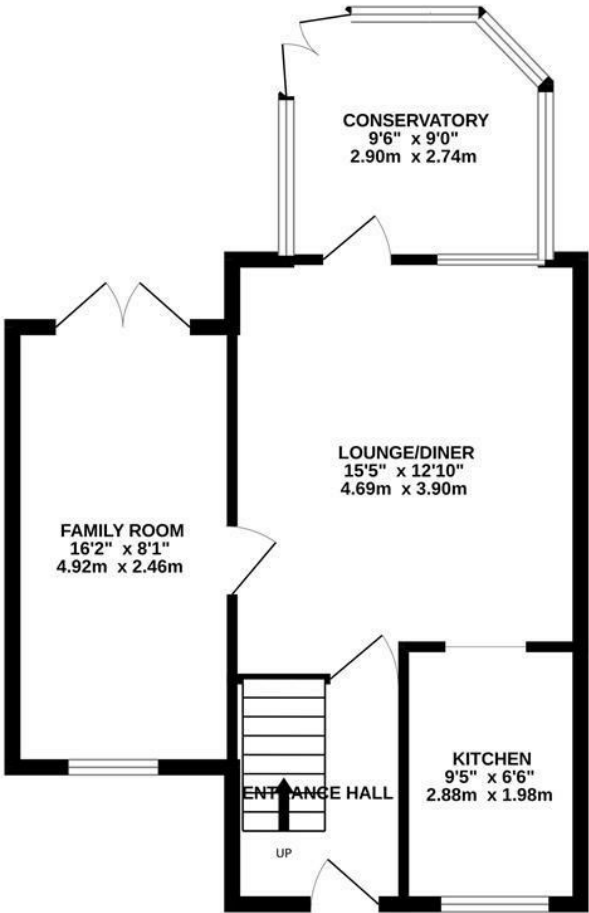
Upstairs, the property offers three well-proportioned bedrooms. The master bedroom features fitted wardrobes, providing excellent storage, while the second double bedroom benefits from the convenience of its own en-suite shower room. You will also find a third bedroom along with family bathroom.

Outside, the attractive rear garden has been designed to make the most of the outdoor space, with a number of paved seating areas ideal for al fresco dining and entertaining. A well-maintained lawn is complemented by colourful planted borders, creating an attractive and private setting to enjoy throughout the seasons. To the front of the property, a block-paved driveway provides ample off-road parking.

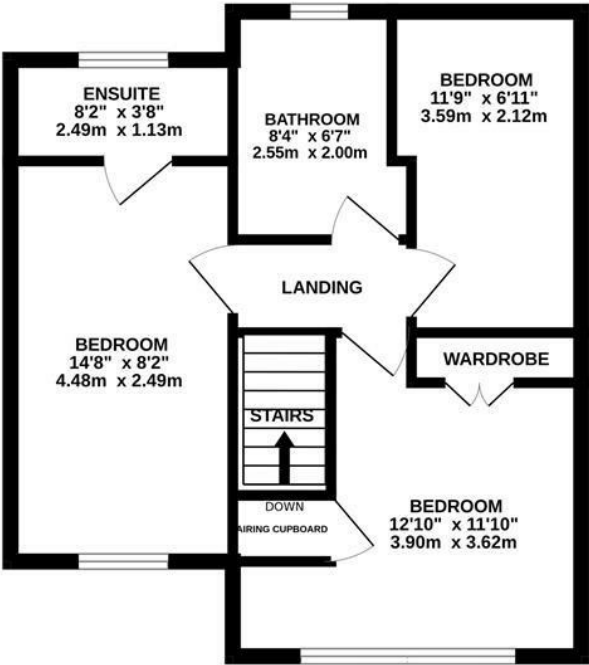
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Floor Plan

GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Two reception rooms



Modern fitted kitchen



Three bedrooms



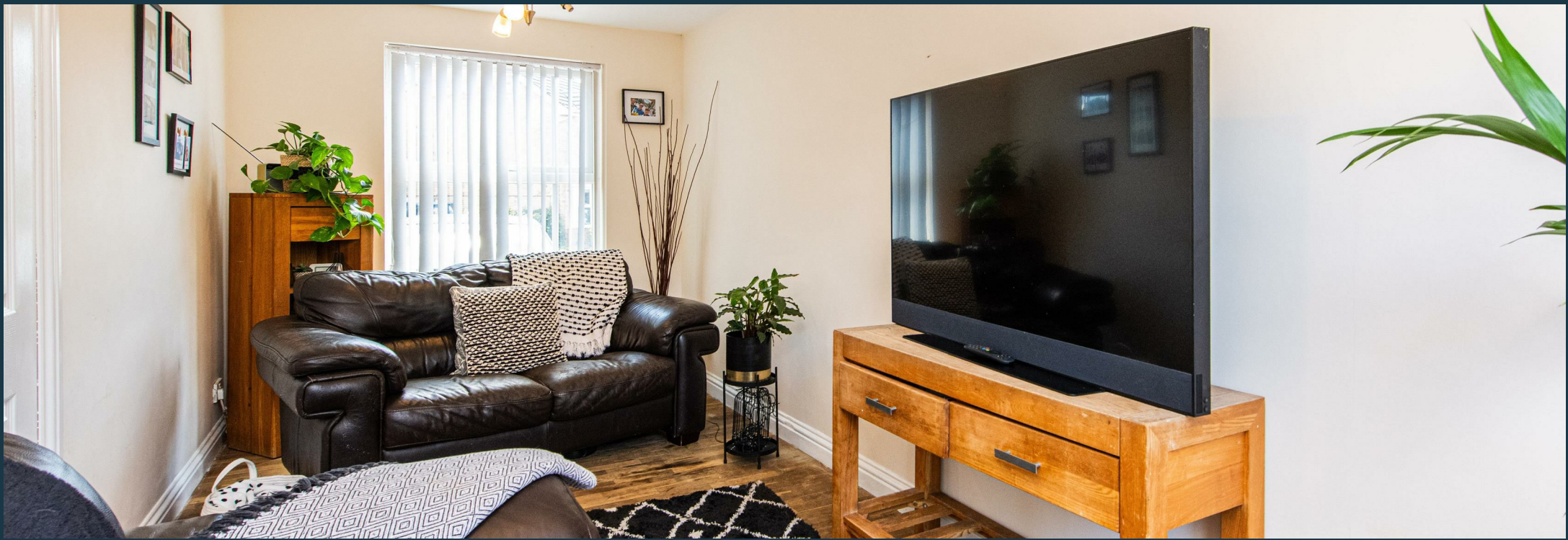
Ensuite and family bathroom



Lovely rear garden



Ample off road parking





SELLER'S SECRET

The generous living accommodation, including the two reception rooms and bright conservatory, has provided the perfect setting for family life, whether relaxing together or hosting friends and family. Outside, the enclosed rear garden has been a real highlight, offering a private and peaceful space that's ideal for entertaining or simply enjoying the warmer months.



Why we like it....

Combining generous living space with practical family accommodation and a desirable location, this superb home is ideally positioned close to local amenities, well-regarded schools and excellent transport links, making it an excellent choice for a wide range of buyers.

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To buy or not to buy....
