

## 11 Mountbatten Way, Lutterworth, LE17 4YD



**£280,000**

Located in the desirable area of Mountbatten Way, Lutterworth, this charming three-bedroom semi-detached house presents an excellent opportunity for families seeking a comfortable and flexible living space. The property has been thoughtfully extended by the current owners, enhancing its appeal and functionality. Upon entering, you are greeted by a welcoming hall that leads to a spacious lounge, perfect for relaxation and family gatherings. This inviting space seamlessly flows into a delightful conservatory, where French doors open out to the garden, allowing for a seamless connection between indoor and outdoor living. The fitted kitchen, located at the front of the property, is well-equipped for culinary enthusiasts, while the dining room, also featuring French doors to the garden, provides an ideal setting for entertaining guests. The first double bedroom boasts built-in wardrobes, offering ample storage, while the second double bedroom benefits from an en-suite shower room, providing added convenience. The third bedroom, though a single, is versatile enough to serve as a home office, catering to the needs of modern living. A family bathroom completes the accommodation, ensuring comfort for all. The exterior of the property is equally impressive, with a pretty garden that features several paved patio seating areas, perfect for enjoying the outdoors throughout the year. The well-kept lawn is surrounded by vibrant shrub borders, creating a tranquil retreat. To the front, a block-paved driveway provides ample off-road parking, adding to the practicality of this lovely home. In summary, this semi-detached house on Mountbatten Way is a wonderful family home that combines space, style, and convenience in a sought-after location.

*Service without compromise*

Hall



Enter the property via a modern composite front door, to where you will find the stairs that rise to the first floor.

Kitchen 8'9" x 6'8" (2.67m x 2.03m)



Fitted with cream cabinets and complementing work surfaces, stainless steel sink with mixer taps, gas hob and an extractor fan. There is space and plumbing for a washing machine and a fridge and freezer. There is a window to the front and a the gas central heating boiler is mounted on the wall.

Kitchen (Photo Two)



Lounge 12'9" x 13'8" (3.89m x 4.17m)



This spacious lounge has a window to the rear aspect and a door that opens into the conservatory. The focal point of this homely room is truly the fireplace housing an electric fire with a marble backdrop. Solid oak flooring throughout.

Lounge (Photo Two)



Dining Room 16'8" x 7'9" (5.08m x 2.36m)



This versatile room has a window to the front aspect and a set of French doors that open into the garden. Solid oak flooring throughout.

Conservatory 8'8" x 8'8" (2.64m x 2.64m)



This sunny room has solid oak flooring throughout and a set of French doors that open into the garden.

Conservatory (Photo Two)



## Landing



Giving access to the bedrooms and bathroom.

## Bedroom One 11'3" x 12'10" (3.43m x 3.91m)



This double bedroom benefits from built in wardrobes. A dual aspect window to the front and a radiator.

## Bedroom One (Photo Two)



## Bedroom Two 13'7" x 7'9" (4.14m x 2.36m)



This double bedroom has a window to the front aspect and a radiator. Oak laminate flooring throughout. A door opens into the En-suite.

Bedroom Two (Photo Two)



En-Suite (Photo Two)



En-Suite 7'9" x 2'11" (2.36m x 0.89m)



Bedroom Three 11'3" x 7'9" (3.43m x 2.36m)



Fitted with a low-level W/C and a pedestal hand wash, shower with bi-folding doors and a Mira electric shower. Oak laminate flooring throughout and ceramic wall tiles. An opaque window to the rear aspect and a radiator.

This single bedroom has a window to the rear aspect that overlooks the well maintained garden. This bedroom is currently being used as a bedroom and a work from home office.

Bathroom 5'8" (max) x 4'8" (min) x 8'3" (1.73m (max) x 1.42m (min) x 2.51m)



Fitted with a low-level W/C, pedestal hand wash basin and a bath. Ceramic wall tiling throughout and painted floorboards. An opaque window to the rear aspect and a radiator.

## Garden



This pretty garden has several seating areas - a great addition for enjoying al fresco dining with friends and family during the summer months. The lawn is surrounded by well stocked shrub borders.

## Garden (Photo Two)



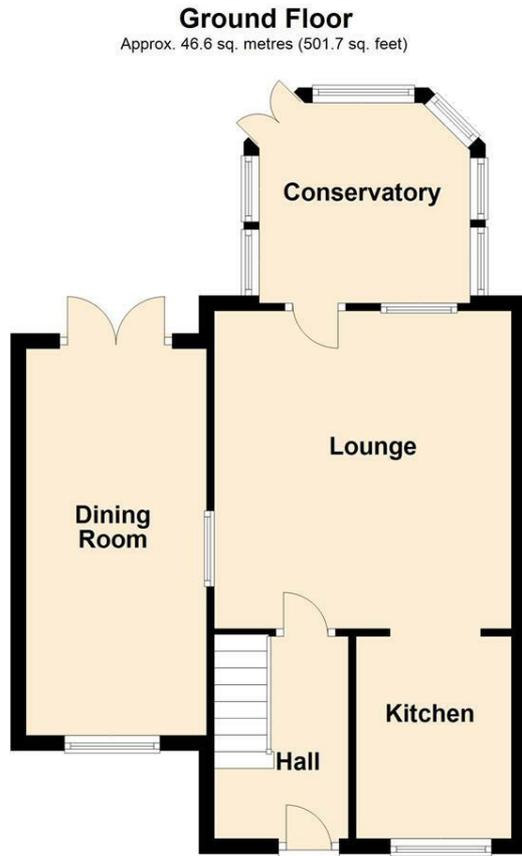
## Outside & Parking

To the front of the property you will find a block paved drive that provides ample off road parking.

## Note For Prospective Buyers

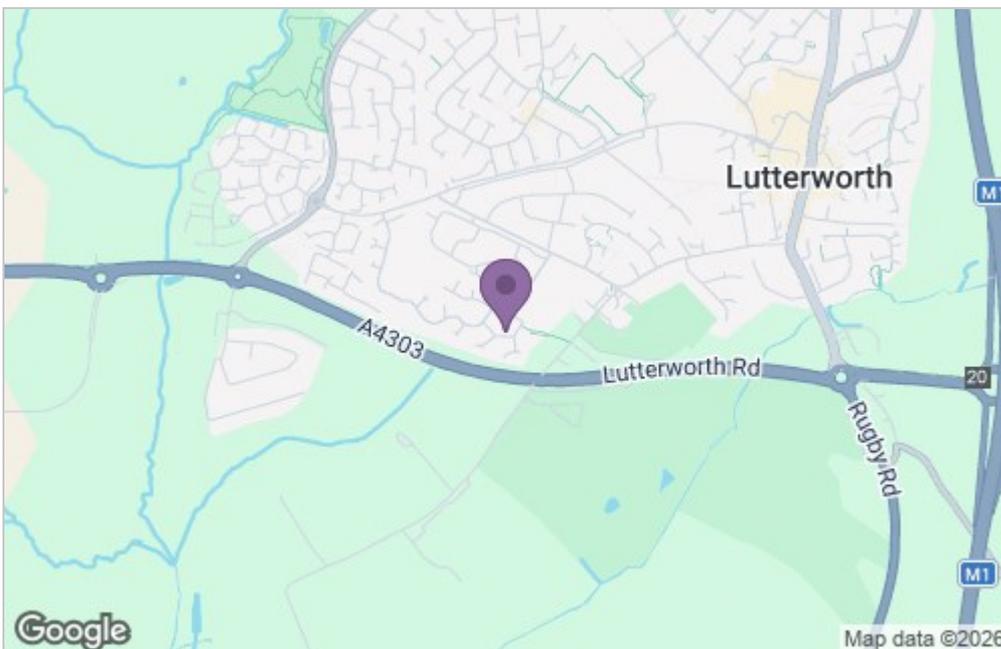
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

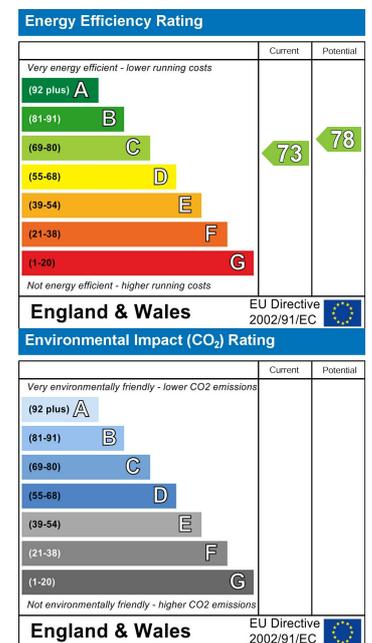


Total area: approx. 89.3 sq. metres (960.7 sq. feet)

## Area Map



## Energy Efficiency Graph



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