

41 Gloster Road, Lutterworth, LE17 4QS

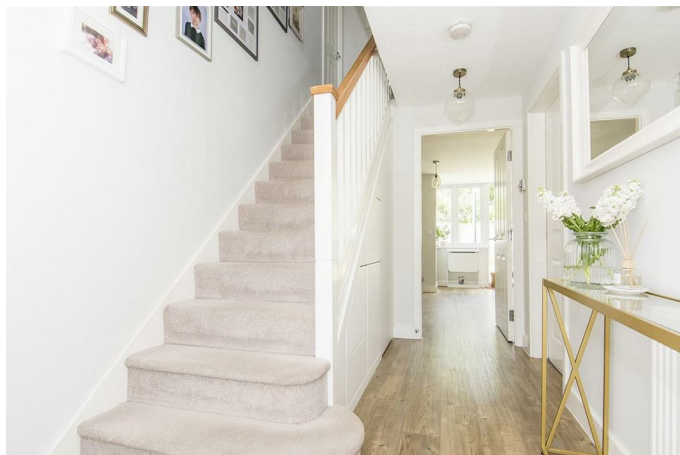


£450,000

Located on Gloster Road in the charming town of Lutterworth, this exquisite four-bedroom detached family home offers a perfect blend of comfort and modern living. Located in a sought-after residential area, the property is conveniently within walking distance of local amenities, making it an ideal choice for families. Upon entering, you are greeted by a welcoming entrance hall featuring bespoke storage solutions, setting the tone for the thoughtful design throughout the home. The spacious lounge provides a cosy retreat, while the open-plan family and dining kitchen is a true highlight. This area boasts ample space for both a dining table and a sofa, making it perfect for entertaining or family gatherings. French doors seamlessly connect the interior to the garden, allowing natural light to flood the space and providing easy access to outdoor living. The ground floor also includes a practical utility room and a cloakroom, enhancing the functionality of the home. Ascending to the first floor, the master bedroom is a luxurious haven, complete with a dressing area featuring fitted wardrobes and an en suite shower room for added privacy. Three further double bedrooms offer generous accommodation, and the family bathroom is equipped with a separate shower, catering to the needs of a busy household. Outside, the rear garden is predominantly laid to lawn, complemented by a paved patio area, perfect for al fresco dining or simply enjoying the sunshine. The front garden is thoughtfully planted with native flora, enhancing the property's curb appeal. A driveway provides off-road parking and leads to a single garage, ensuring convenience for residents and visitors alike. This delightful home is a wonderful opportunity for those seeking a spacious and well-appointed family residence in a desirable location.

Service without compromise

Entrance Hall



Enter via a composite front door into this warm and welcoming hall. You will find luxury vinyl flooring throughout, a radiator and the stairs that rise to the first floor. There is a clever closet storage space, which is the perfect for storing outdoor coats and shoes. A personal door gives access to the garage.

Lounge 17'2" x 11'8" (5.23m x 3.56m)



This lovely light and airy lounge has a window to the front aspect and two radiators. There is space for a fireplace with a bio-fuel fire.

Open-Plan Family Dining Kitchen 16'7 (5.05m)

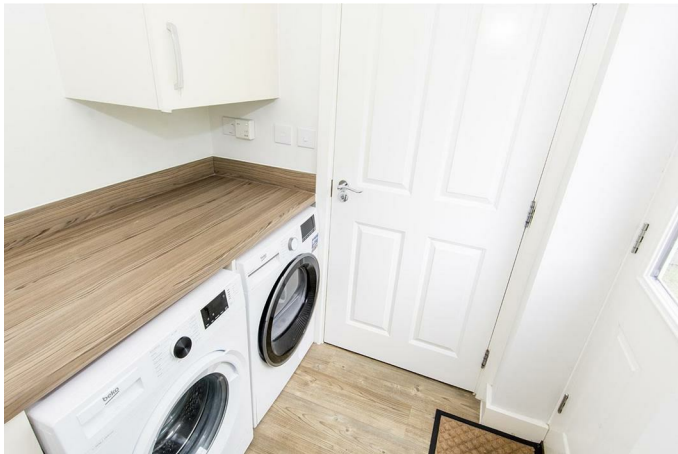


Fitted with a wide range of cream gloss cabinets with complimenting work surfaces. AEG double oven, four burner gas hob with extractor fan and an integrated fridge freezer. The central island has a stainless steel bowl and a half sink unit with mixer taps. There is a breakfast bar seating area and also ample space for a dining table and a sofa. A set of French doors open into the garden. Luxury vinyl flooring throughout and a radiator.

Dining Area

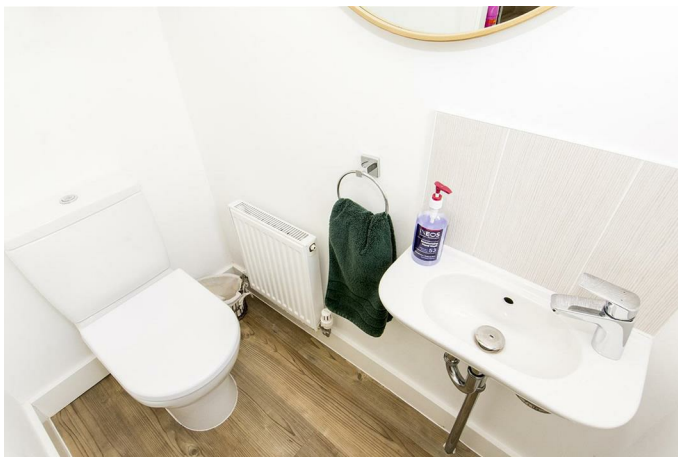


Utility Room 6' x 5'9" (1.83m x 1.75m)



Base cupboards with complimenting work surfaces. There is also space for a washing machine and tumble dryer. The gas central heating boiler is neatly hidden into a wall cabinet. A door gives access to the outside. Luxury vinyl flooring throughout and a radiator.

Cloakroom 3'0 x 5'2" (0.91m x 1.57m)



Fitted with a low-level W/C and a wall mounted wash hand basin. Luxury vinyl flooring throughout and an opaque window to the rear aspect.

Landing 16'9" x 7'1" (max including stairs) x 3'8" excludi (5.11m x 2.16m (max including stairs) x 1.12m exclu)



This spacious galleried landing has a window to the front aspect allowing lots of natural light to flood in. A radiator and there is access to the loft which is boarded with lighting fitted.

Principal Bedroom 12'11" x 10'10" (3.94m x 3.30m)



A double bedroom with a bay window to the front aspect and a further window to the side aspect.

Principal Bedroom (Photo Two)



En-Suite 7'0" x 4'7" (2.13m x 1.40m)



Fitted with a low-level W/C, pedestal hand wash basin, large shower with sliding doors and a chrome heated towel rail. Ceramic wall tiling and luxury vinyl flooring throughout. An opaque window to the side aspect.

Dressing Area 5'2" x 4'9" (1.57m x 1.45m)



The dressing room is fitted with wardrobes providing ample storage space.

Bedroom Two 12'4" (max) x 9'5" (3.76m (max) x 2.87m)



A double bedroom with a window to the rear aspect overlooking the garden and a radiator.

Bedroom Three 13' x 9'5" (3.96m x 2.87m)



A double bedroom with a window to the rear aspect overlooking the garden and a radiator.

Bedroom Four 10' x 10' (3.05m x 3.05m)



A double bedroom with a window to the rear aspect overlooking the garden and a radiator.

Bathroom 8'10" x 6'8" (2.69m x 2.03m)



Fitted with a low-level W/C, pedestal hand wash basin, bath with mixer taps and shower attachment, separate shower cubicle with bi-folding doors and a chrome heated towel rail. An opaque window to the rear aspect.

Bathroom (Photo Two)



Garden



The private enclosed rear garden is mainly laid to lawn with paved patio. There is an outside tap and gated side access to the front.

Rear Aspect



Outside & Parking



The front garden is planted with native wild flowers and the drive has an EV charging point and provides off road parking for two vehicles.

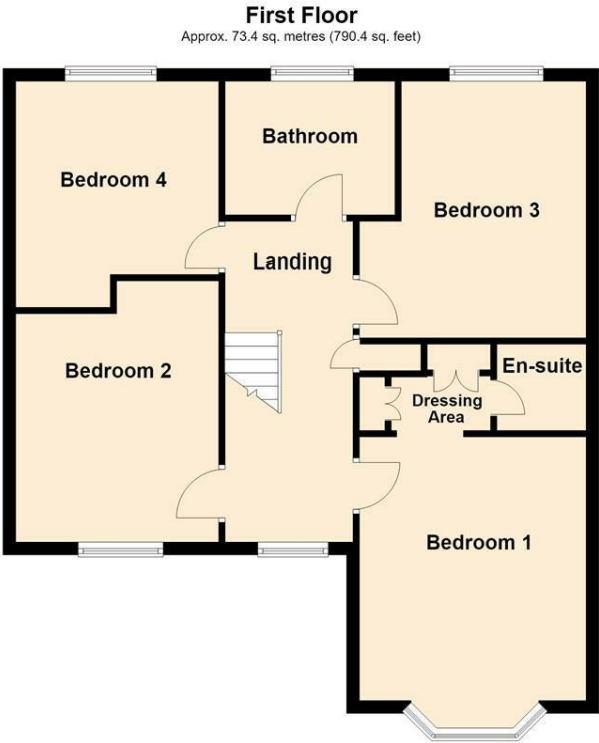
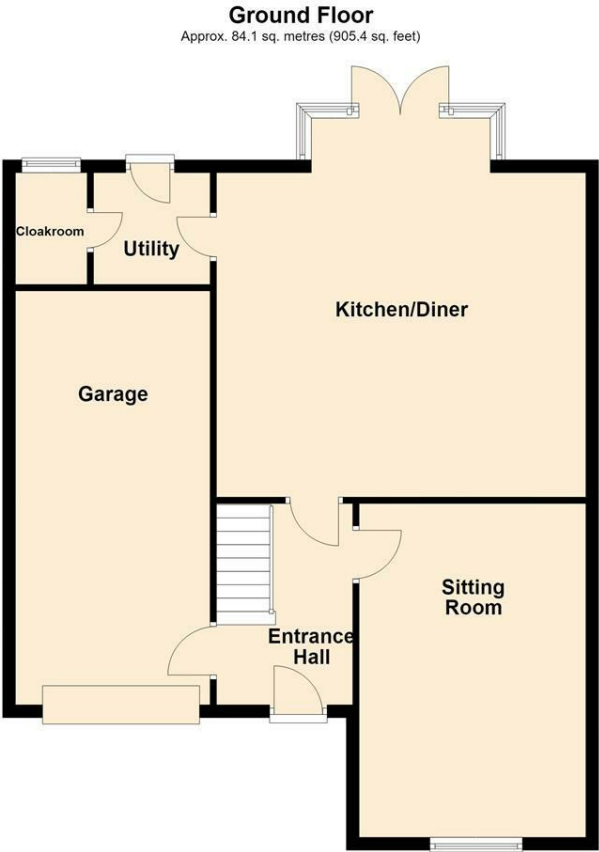
Garage 9'0 x 18'0 (2.74m x 5.49m)

There is an up and over door to the front and a personal door to the main hall in the home. There is power and light connected.

Note For Prospective Buyers

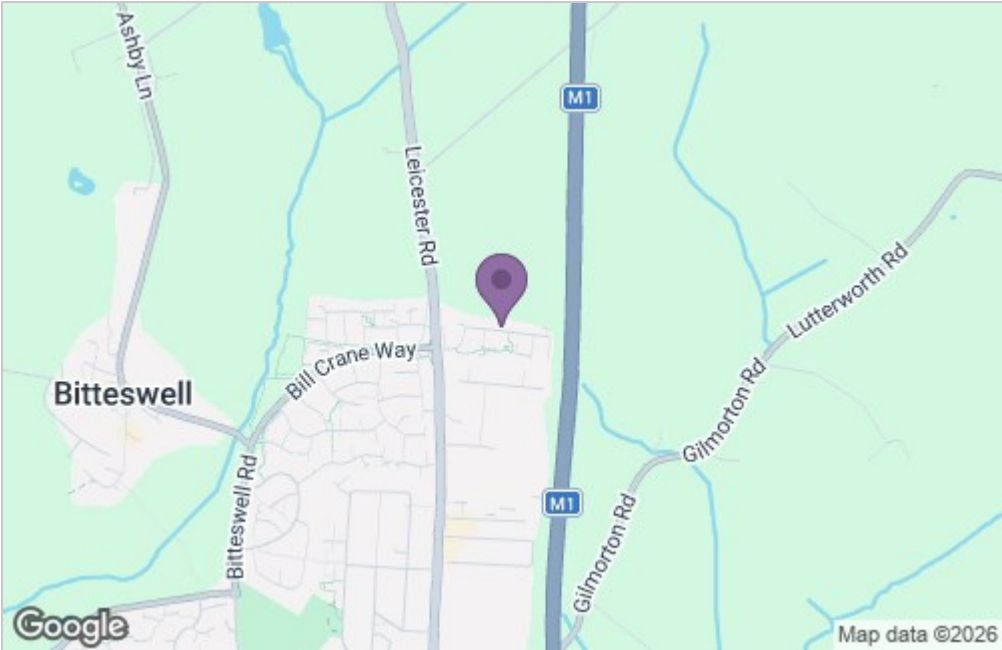
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan



Total area: approx. 157.5 sq. metres (1695.8 sq. feet)

Area Map



Energy Efficiency Graph

