



3 Marlborough Place, Lutterworth
£685,000


**ANDREW
GRANGER & CO**




3 Marlborough Place

Lutterworth, Lutterworth

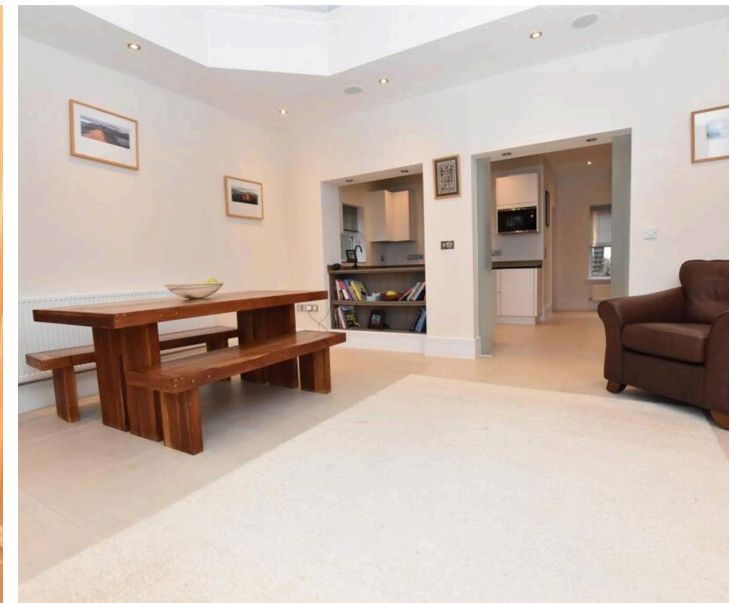
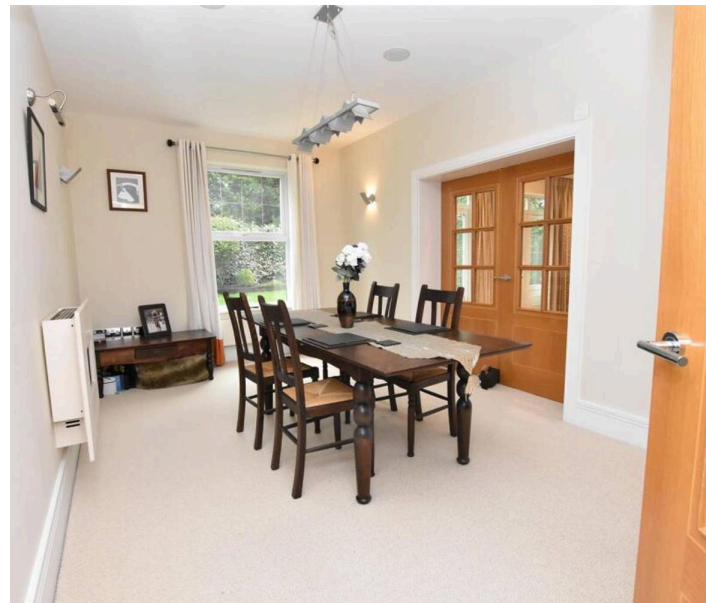
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Parker Lake Executive Former Showhome
- Exclusive Gated Community
- Double Garage with Driveway
- Main Bedroom with Dressing Room and En Suite
- Three Reception Rooms
- Four Double Bedrooms
- Luxury Bathrooms





3 Marlborough Place

Lutterworth, Lutterworth

This exceptional four bedroom detached residence, offering over 3,000 square feet of generous accommodation across three floors, is situated in an exclusive gated development on a desirable corner position within walking distance of Lutterworth town centre. Originally constructed as a show home by Parker Lake, this executive property is distinguished by its high specification finishes and thoughtful design.



The welcoming entrance hall features a porcelain tiled floor, oak staircase, and oak and glass doors leading to the ground floor rooms, as well as a useful storage cupboard and a contemporary cloakroom with a wall-hung wash hand basin and WC.

The heart of the home is the contemporary kitchen and breakfast area, complete with a striking roof lantern, integrated sound system, and a range of bespoke, handleless wall and base units, including a bank of floor-to-ceiling cupboards. Integrated appliances comprise a double oven, induction hob with extractor, microwave, and larger fridge and freezer, with additional space and plumbing for laundry appliances in the utility room.

Three versatile reception rooms provide ample space for both formal entertaining and relaxed family living. The drawing room boasts high coved ceilings, mood lighting, surround sound speakers, a remote-controlled gas living flame fire, and an infinity mirror light, while French doors open to the rear aspect.

The office is fitted with extensive desk space and storage, perfect for working from home, and enjoys a large picture window to the front.

Upstairs, the principal bedroom suite is a true retreat, featuring bespoke fitted furniture, a walk-in dressing room with fitted shelves and hanging space, and a luxurious en-suite with a double shower enclosure, 'his and hers' wash bowls, vanity unit, WC, and chrome heated towel ladder.

Bedroom two offers a Juliet balcony overlooking the rear aspect, fitted wardrobes, and its own en-suite bathroom, while bedrooms three and four are both generously proportioned doubles with double glazed windows and fitted cupboards.

The main bathroom is appointed to a high standard, including underfloor heating, a large spa bath with bespoke panelling, wall-hung vanity unit with wash bowl, a separate shower enclosure, heated towel ladder, WC with wall-mounted flush, bidet, and fitted shelving.

The second floor landing, illuminated by a Velux window, provides access to the principal suite and additional dressing area with fitted wardrobes.

Completing the property is a double garage with two single remote electric doors and a block paved driveway providing ample parking.

Lutterworth is a pretty market town just seven miles north of Rugby in the Harborough district of Leicestershire. It offers great access to the road network including the M6/A14, M1, M69 and the A5, as well as the Magna Park distribution centre. It is 15 miles south of Leicester and 1 mile from M1 junction 20. The town offers many amenities including an abundance of shops, ranging from independent retailers to national chains, and supermarkets, including Morrisons and Waitrose. There are numerous restaurants, pubs and wine bars and a number of hotels including a traditional coaching inn. The schooling in Lutterworth is very popular and the property is located within walking distance of a number of highly regarded schools including Lutterworth College and Lutterworth High School.



Andrew Granger & Co (Part of Sheldon Bosley Knight)

Sheldon Bosley Knight, 52 High Street, Market Harborough - LE16 7AF

01858431315 • mkt.harboroughsales@sheldonbosleyknight.co.uk • www.sheldonbosleyknight.co.uk/

