

19 Forsythia Close, Lutterworth, LE17 4FD



£450,000

Nestled in the desirable Forsythia Close in Lutterworth, this splendid four-bedroom detached family home offers a perfect blend of comfort and modern living. Positioned in one of the finest locations within the development, the property boasts delightful views over expansive green space, creating a serene backdrop for family life. Upon entering, you are welcomed by a spacious hall that leads to a convenient cloakroom. The heart of the home is the breakfast kitchen, which is both functional and inviting. The bay-fronted lounge, with its double doors, seamlessly connects to the dining room, where sliding patio doors open out to the beautifully landscaped garden. This arrangement is ideal for entertaining and enjoying family gatherings. Additionally, a utility room adjacent to the kitchen enhances practicality, while a family room, also featuring sliding patio doors, provides further access to the outdoor space. The master bedroom is a true retreat, complete with fitted wardrobes and a modern ensuite shower room. Bedrooms two and three also benefit from fitted wardrobes, ensuring ample storage. Bedroom four offers versatility, making it suitable as a home office or a cosy single bedroom. The main family bathroom is stylishly appointed, featuring a shower over the bath for convenience. The easterly-facing garden is a standout feature, offering a paved patio seating area and a manicured lawn surrounded by well-stocked shrub borders, providing a sense of privacy and tranquillity. Externally, the property is set on a shared drive, providing ample off-road parking, and includes a single garage with an electric roller door for added convenience. With its prime location and thoughtful design, this home is perfect for families seeking a peaceful yet connected lifestyle.

Service without compromise

Entrance Hall



Enter the property via a Upvc door to where you will find the stairs rising to the first floor, wood effect laminate flooring throughout and a radiator

Cloakroom 4'10"x 4'6" (1.47mx 1.37m)



Fitted with a low-level W/C, pedestal wash hand basin, splash back tiling, obscure glazed window to the front aspect. Wood effect laminate flooring throughout.

Lounge 11'10" x 18'1" + bay (3.61m x 5.51m + bay)



The homely lounge has a feature 'Adam' style fire surround with a marble effect back panel and coal effect gas fire, box bay window to the front aspect which enjoys views over the open green space. A set of double doors open into the dining room

Breakfast Kitchen 10'7" x 14' (3.23m x 4.27m)



Fitted with a modern range of wall and base units with complimenting surfaces over, stainless steel bowl and a half sink with mixer taps, eye level double oven, gas hob with extractor , integrated fridge and space for a dishwasher. A window overlooks the garden and a Upvc half glazed door gives access to the outside. Ceramic tiled flooring throughout. Door to the understairs storage.

Breakfast Kitchen (Photo Two)



Dining Room 11'10" x 9'5" (3.61m x 2.87m)



A set of sliding patio doors that open into the garden and a door linking through to the kitchen this is the perfect space to entertain friends and family.

Utility 6'6" x 4'6" (1.98m x 1.37m)



Fitted with a base sink unit with a work surface over and wall cabinets. There is space and plumbing for both a washing machine and a tumble dryer. Ceramic tiled flooring throughout.

Family Room 12'0" x 8'4" (3.66m x 2.54m)



This versatile room could be used as a playroom, work from home office or a snug. A set of sliding patio doors give access into the garden and personal door opens into the garage.

Landing



Built in airing cupboard housing the hot water cylinder and with linen storage.

Bedroom One 12'0" x 12'1" (3.66m x 3.68m)



A double bedroom with two built in double wardrobes, a window to the front aspect which enjoys views over open green space. A door opens into the En-suite.

Bedroom One (Photo Two)



En-suite 10'3" x 4'10" (3.12m x 1.47m)



Fitted with a modern back to wall WC and a hand wash basin with cupboards and drawers under and a separate tiled shower cubicle . An opaque window to the front aspect and a heated towel rail.

Bedroom Two 9'0" x 11'6" (2.74m x 3.51m)



A double bedroom with two double built in wardrobes. A window to the rear aspect that overlooks the garden .

Bedroom Two (Photo Two)



Bedroom Three 11'6" max x 9'6" min (3.51m max x 2.90m min)



A double bedroom with sloping to the ceiling and large under eaves storage cupboard. A window to the rear aspect that overlooks the garden. There is a built in double wardrobe and a desk unit.

Bedroom Three (Photo Two)



Bedroom Four / Study 8'6" x 6'10" (2.59m x 2.08m)



A single bedroom with a window to the rear aspect that overlooks the garden and loft access.

Bathroom 10'10" x 5'5" (3.30m x 1.65m)



Fitted with a modern back to wall WC and hand wash basin set into bespoke cupboards, bath with electric shower and side screen. Chrome heated towel rail. Ceramic wall tiles and luxury vinyl flooring. Velux roof window.

Bathroom (Photo Two)





Garden



The easterly facing garden has a paved patio and a manicured lawn surrounded by well stocked shrub and plant borders offers a brilliant degree of privacy. There is a timber shed and gated side access - This garden is great for entertaining guests and is truly a sanctuary of rest and restoration.

Garden (Photo Two)



Rear Aspect Photo



Outside & Parking



Situated in arguably the best location on the development facing open green space the drive provides ample parking and leads to the garage which has an electric roller door.

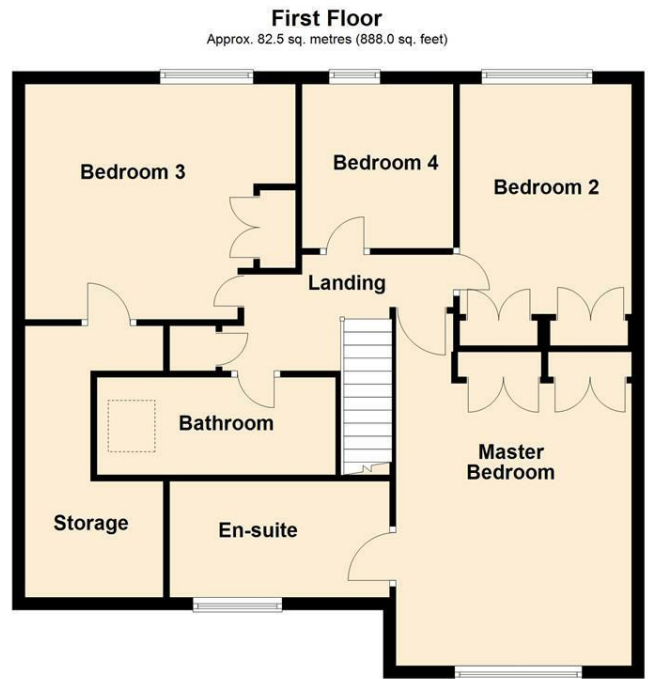
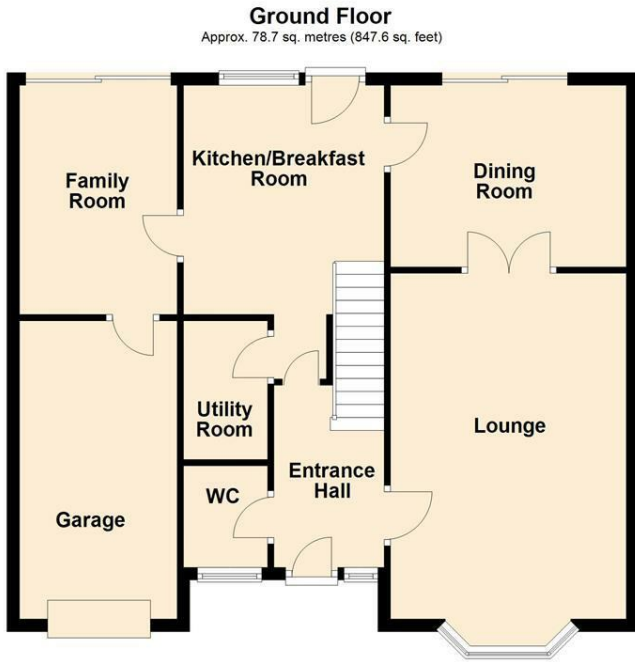
Vendors Note

"We feel incredibly lucky to have been able to call this house our home for the last 25 years, it has been the ideal place to raise our family. We have wonderful memories of watching our children running around the green with their friends, learning to ride their bikes and enjoying the freedom of playing in a safe environment. Our home has adapted to our needs over the years. The 4th bedroom has been a nursery, a child's bedroom and is now a gaming room. The family room started life as a playroom, became a home office and is now a family room. We have absolutely loved living here; if we could pick this house up and take it (and our neighbours) with us we would."

Note For Prospective Buyers

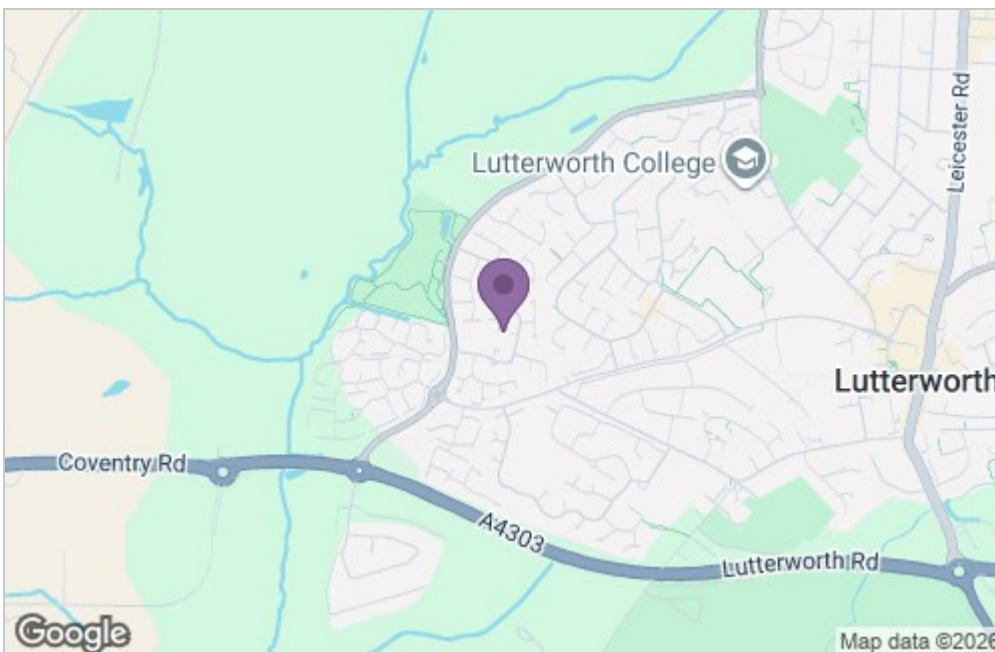
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

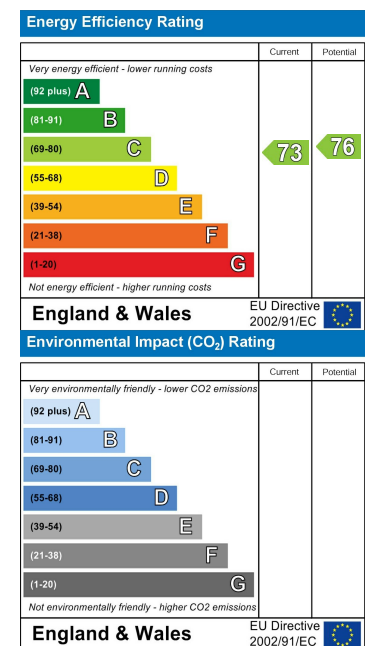


Total area: approx. 161.2 sq. metres (1735.6 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise