

12 Spring Close, Lutterworth, LE17 4DD



£535,000

Situated in the sought-after area of Spring Close, Lutterworth, this splendid detached family home presents a remarkable opportunity for those seeking a blend of modern living and comfort. The property has been thoughtfully extended and meticulously improved by the current owners, ensuring a high standard of finish throughout, also benefiting from solar panels with a 9.5kw battery. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient cloakroom. The heart of the home is undoubtedly the open-plan living dining kitchen, which boasts contemporary kitchen cabinets adorned with elegant quartz surfaces, an inviting island, and integrated appliances. This delightful space seamlessly flows into a unique Pod, perfect for relaxing with a coffee in hand or quiet reading, with a set of French doors opening into the garden and outdoor dining areas. In addition to the main living areas, the property features a separate family or games room, providing ample space for relaxation and entertainment, along with a practical utility room to cater to your household needs. Venturing upstairs, the spacious principal bedroom is a true retreat, complete with a vaulted ceiling, fitted wardrobes, and a luxurious en-suite shower room. Three further double bedrooms ensure that family and guests alike are comfortably accommodated, while the family bathroom is equipped with a separate shower for added convenience. The private south-facing garden is a delightful outdoor space, backing onto a school field, offering a peaceful setting for family gatherings or quiet evenings. A custom built pagoda provides an ideal spot for an outdoor kitchen, enhancing your alfresco dining experience. Set back from the road, the property benefits from a driveway that offers ample off-road parking, leading to a part garage storage space. This home is perfectly positioned within easy walking distance to the town centre and schools, making it an ideal choice for families.

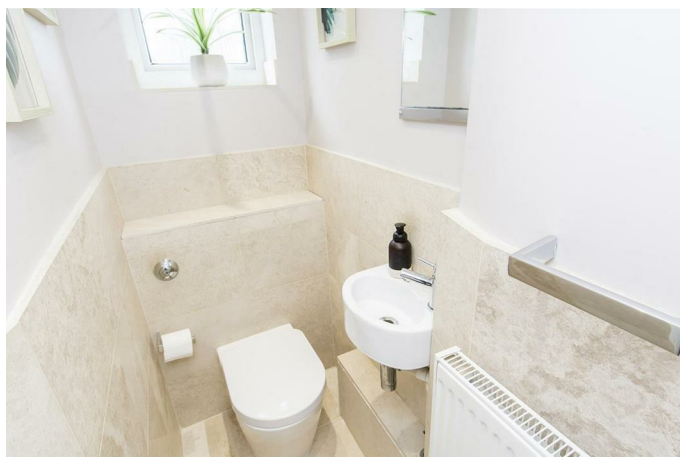
Service without compromise

Entrance Hall



Enter via a composite door into this lovely home where you will find attractive wall panelling, oak flooring and the staircase rises to the first floor accommodation.

Cloakroom 5'3" x 2'5" (1.60m x 0.74m)



Fitted with a back to wall W/C and a hand wash basin. Natural French limestone wall and floor tiling throughout. An opaque window to the front aspect and a radiator.

Family / Games Room 11'0 x 8'11" (3.35m x 2.72m)



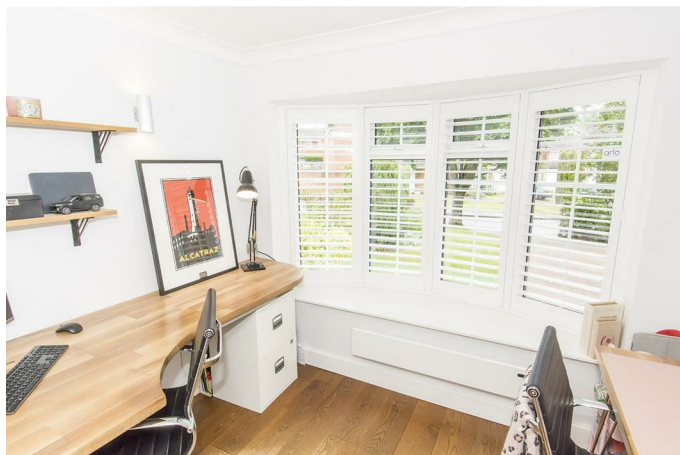
This room is truly the perfect space to enjoy a relaxing evening in or using as a teenagers games room, with its attractive wall panelling, wall mounted TV and a window to the side aspect. Oak flooring throughout and a vertical radiator. A door opens into the Laundry Room.

Laundry Room 7'10" x 4'6" (2.39m x 1.37m)



Fitted with modern cabinets and quartz work surfaces, there is space for both a washing machine and a tumble dryer. The gas central heating boiler is neatly hidden away in a wall cabinet. Porcelain floor tiles throughout.

Study 8'11" x 6'5" (2.72m x 1.96m)



The study is fitted with two custom walnut desk units, solid oak flooring and a wall mounted electric heater. There is a bay window to the front aspect fitted with bespoke shutters and a set of double doors open into the living room.

Open Plan Living/Dining/Kitchen 19'10" x 24'9" (6.05m x 7.54m)



This fabulous light and airy open plan space is the heart of the home and is the perfect space to relax and entertain friends and family. The kitchen area is fitted with a wide range of modern Farrow & Ball Railings painted cabinets with quartz work surfaces, composite sink with mixer taps - also benefitting from a boiling tap, NEFF combination ovens and an integrated fridge freezer and a AEG dishwasher. The central island provides additional storage and breakfast seating. There is a walk-in pantry with double doors. The kitchen opens up into 'The Pod'

which is an ideal space to relax and enjoy views over the garden. A set of French doors open onto the patio. The dining area has ample room for a full sized dining table and there are a set of sliding patio doors opening into the garden. There is underfloor heating throughout the Kitchen & The 'Pod'.

The Pod



Living Area



Dining Area



Landing 7'10" x 4'6" (2.39m x 1.37m)



Communicating doors to all rooms. There is a loft hatch with a pull down ladder that leads into the fully boarded loft with light connected.

Principal Bedroom 14'8" x 13'4" (4.47m x 4.06m)



This generous King sized bedroom has fitted sliding door wardrobes. The window to the front aspect is fitted with bespoke shutters. Two Velux roof windows with electric integrated blinds are controlled via a remote. Laminate flooring throughout and a radiator.

Principal Bedroom (Photo Two)



En-Suite 6'10" x 4'11" (2.08m x 1.50m)



Fitted with a modern back to wall W/C, hand wash basin set into a drawer unit, a large walk-in shower with ceramic wall and floor tiles. Chrome heated towel rail and an opaque window to the side aspect. The en-suite also benefits from underfloor heating throughout.

Bedroom Two 12'10" x 9'4" (3.91m x 2.84m)



A double bedroom with a window to the front aspect which is fitted with pull down black out blinds . Laminate flooring throughout and a radiator.

Bedroom Three 10'2" x 9'10" (3.10m x 3.00m)



A double bedroom with a window to the rear aspect overlooking field views which is fitted with Integrated blackout pull down blinds.. Laminate flooring throughout and a radiator.

Bedroom Four 6'10" x 8'3" (2.08m x 2.51m)



A single bedroom with a window to the rear overlooking the garden which is fitted with integrated pull down bunk beds. Laminate flooring throughout and a radiator.

Bathroom 5'9" x 10'1" (1.75m x 3.07m)



The modern refitted bathroom has a back to wall W/C, a circular hand wash basin set onto a bespoke drawer unit, inset bathtub with central taps and a hand held shower attachment. Separate corner shower cubicle with dual shower heads and a chrome heated towel rail. Natural French limestone wall and underfloor tiling throughout. An opaque window to the rear aspect. Underfloor heating throughout.

Garden



The south-facing garden has views over the school playing field and has a fabulous outdoor kitchen set under a custom built pergola. Within the outdoor kitchen there is space for a built-in 6 burner hob and for a fridge. There is also a timber storage shed with power and light connected. The low maintenance garden is mainly laid to lawn with raised shrub planters and a decked seating area. There is also gated side access and outside electric points.

Garden (Photo Two)



Garden (Photo three)



Rear Aspect



The solar panels have a battery with 9.5KW storage capacity.

Outside & Parking



The property is set back from the road and has a pretty lawned front garden with mature trees and shrubs and the generous block paved drive provides parking for three vehicles .

Location

Lutterworth is renowned for its excellent schooling, and this home is conveniently located within walking distance of several highly regarded institutions, including Lutterworth College and Lutterworth High School. The town itself is a picturesque setting, situated just seven miles north of Rugby in the Harborough district of Leicestershire. Its strategic location offers superb access to major road networks, including the M6/A14, M1, M69, and the A5, ensuring that commuting to nearby cities such as Leicester, just 15 miles to the south, is both easy and efficient. Residents of Lutterworth enjoy a vibrant community with a wealth of amenities at their fingertips. The town features a diverse range of shops, from charming independent retailers to well-known national chains, alongside supermarkets such as Morrisons and Waitrose. For those who appreciate dining out, Lutterworth offers a variety of restaurants, pubs, and wine bars, as well as a traditional coaching inn for a taste of local hospitality.

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.

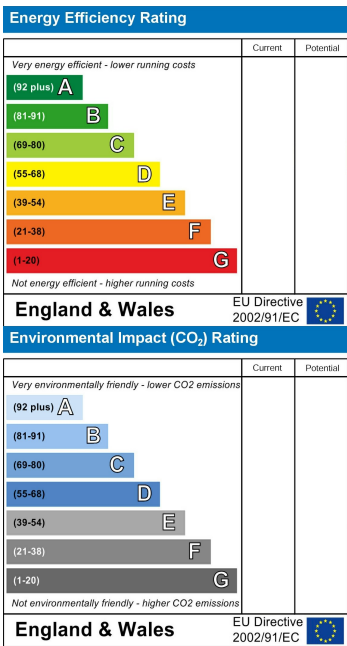
Floor Plan



Area Map



Energy Efficiency Graph



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