



57 Leaders Way
Lutterworth, LE17 4YS



Mercedes Barker
Partnered With
Simpsons
Property Experts

GUIDE PRICE £400,000-£425,000. Offering an impressive blend of space, style and versatility, this attractive four-bedroom Bellway home, known as The Gleneagles, is perfectly suited to modern family living. Boasting two reception rooms, a spacious kitchen/family room, dedicated study, utility room and four well-proportioned bedrooms, this is a home designed to accommodate every stage of family life.

The ground floor welcomes you with a spacious entrance hall leading to the principal accommodation. The impressive kitchen/family room (5.850m x 3.650m) forms the heart of the home, offering ample space for cooking, dining and relaxing, creating the perfect sociable environment for everyday living and entertaining. A separate lounge (5.050m x 3.130m) provides a wonderful retreat, while the generous study (3.920m x 2.510m) is ideal for home working or could be utilised as an additional reception room or playroom. A separate utility room and convenient downstairs WC complete the ground floor.

Ascending to the first floor, the landing provides access to four bedrooms and the family bathroom. The principal bedroom (5.200m x 3.130m), including wardrobe space, offers generous proportions and benefits from its own en-suite. Bedroom two (4.350m x 2.510m), also including wardrobe space, provides another excellent double bedroom. Bedroom three (3.490m x 2.750m) and bedroom four (3.260m x 2.840m) offer further versatile accommodation, ideal for children, guests or additional workspace.

Situated in the popular market town of Lutterworth, residents can enjoy a fantastic selection of independent shops, cafés, restaurants, traditional public houses and everyday amenities. The area offers a choice of local schooling and access to beautiful surrounding Leicestershire countryside. Commuters are particularly well catered for, with convenient access to Junction 20 of the M1, the M6 and A5, providing excellent connections to Leicester, Rugby, Coventry and beyond.

Guide price £400,000



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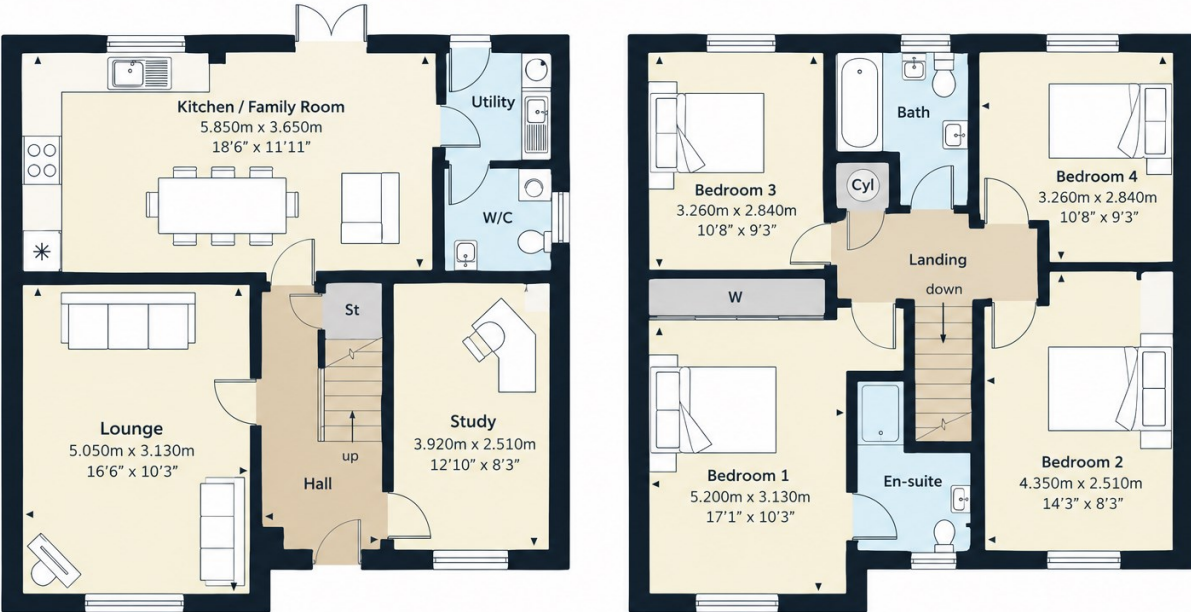


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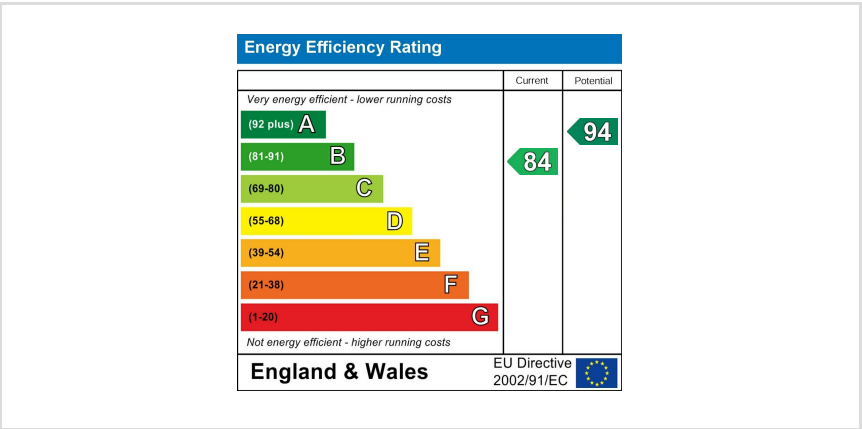


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————— Total floor area: 118.8 sq.m. (1,280 sq.ft.) approx. —————





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