

FLOOR PLAN

DIMENSIONS

Entrance Hall

Family Living Kitchen
29'10 x 9'04 (9.09m x 2.84m)

Utility
5'08 x 6'06 (1.73m x 1.98m)

Lounge
18'09 x 10'03 (5.72m x 3.12m)

Downstairs Cloakroom
4'06 x 3'02 (1.37m x 0.97m)

Landing

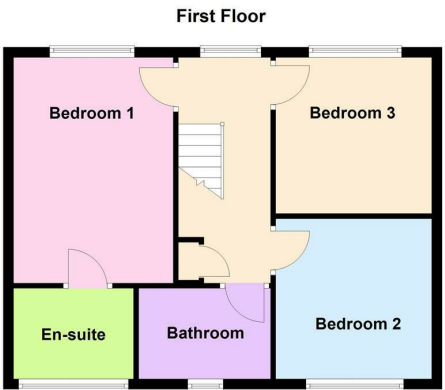
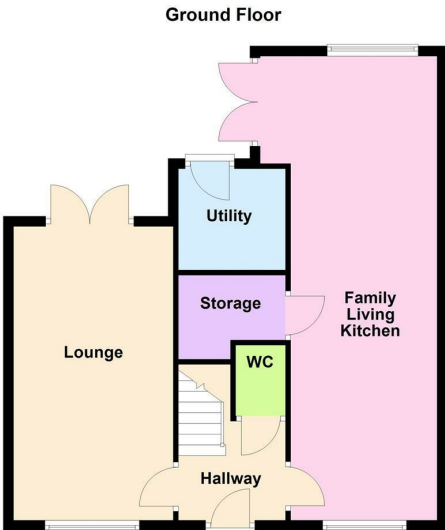
Bedroom One
14'05 x 10'05 (4.39m x 3.18m)

En Suite
5'11 x 8'04 (1.80m x 2.54m)

Bedroom Two
9'05 x 9'10 (2.87m x 3.00m)

Bedroom Three
9' x 9'10 (2.74m x 3.00m)

Family Bathroom
5'11 x 7'05 (1.80m x 2.26m)

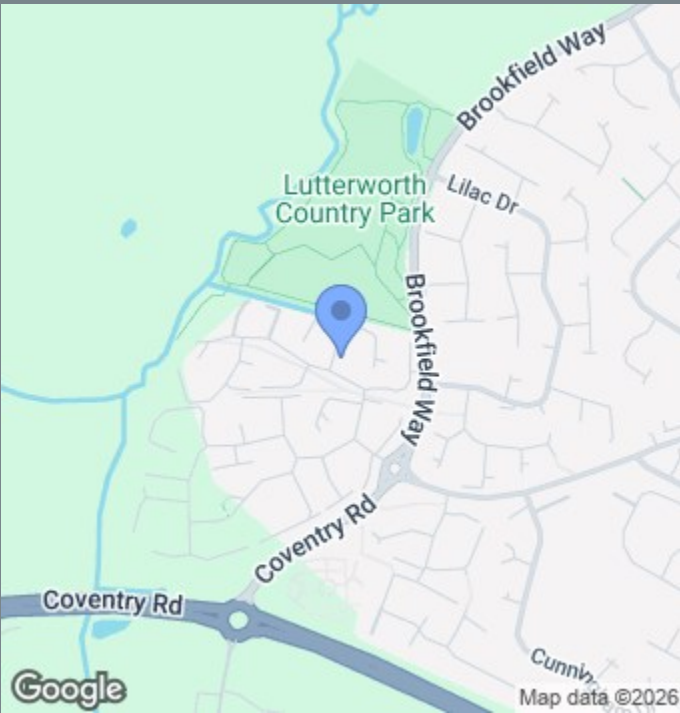


OVERVIEW

- Spacious Family Home
- Popular Location With Park Views
- Entrance Hallway & Utility
- Lounge & Downstairs Cloakroom
- Family Living Kitchen
- Three Bedrooms
- En Suite To Primary & Family Bathroom
- Driveway, Garage & Good Sized Garden
- Viewing Is Essential
- EER - B, Freehold, Tax - D

LOCATION LOCATION....

Park Road is situated within a modern and sought-after development in the popular market town of Lutterworth, enjoying an attractive position overlooking a nearby park. The area offers a strong community feel along with excellent local amenities, including a variety of shops, supermarkets, cafés and everyday services within the town centre. Families are particularly well catered for, with well-regarded primary schools and Lutterworth College within easy reach. Residents benefit from immediate access to green space, with the park outlook providing a pleasant setting alongside additional recreational areas and countryside walks nearby. Park Road is also well positioned for travel, with convenient access to the M1, M6 and A5, as well as rail links from nearby Rugby, making it ideal for commuters. Combining modern living, green surroundings and strong connectivity, this location offers a highly desirable place to call home.



THE INSIDE STORY

Situated on a modern and sought-after development, this detached family home enjoys attractive views over the park, offering a wonderful sense of space and a pleasant outlook, ideal for modern family living. Upon entering, you are welcomed into a bright entrance hallway that leads through to a spacious lounge. This inviting room benefits from a window to the front aspect, capturing the park views, along with French doors opening onto the garden—creating a light-filled space perfect for relaxing, entertaining, or spending time with family. The impressive family living kitchen forms the true heart of the home. Beautifully designed with a contemporary feel, it features gloss-finish wall & base units, complemented by integrated appliances including a fridge freezer, dishwasher, oven & hob. A striking panelled wall adds character, while the layout offers distinct yet connected zones for cooking, dining & relaxing. The dining area is perfect for family meals or hosting guests, while the seating area provides a cosy spot to unwind, all enhanced by French doors opening out to the garden, allowing for seamless indoor-outdoor living. A separate utility room & downstairs cloakroom add further convenience for busy households. Upstairs, the landing leads to three well-proportioned bedrooms, all offering flexible accommodation for family life, guest space, or a home office. The primary bedroom benefits from its own en suite shower room, while the family bathroom serves the remaining bedrooms. Externally, the property continues to impress with a driveway & garage providing off-road parking & storage. The fabulous two-tiered rear garden offers a generous outdoor space, featuring a patio area ideal for dining & entertaining, along with a lawn perfect for relaxing or family use. A fantastic home in a desirable location with beautiful views—early viewing is highly recommended.

