



9 Greenfield Avenue

Lutterworth, LE17 4FX

**Offers over £490,000**

# 2 RECEPTIONS ROOMS PLUS LARGE OPEN PLAN KITCHEN / SNUG WITH UTILITY



## Description

UNEXPECTEDLY BACK TO MARKET - STUNNING SHERBOURNE DESIGN-  
LARGE CORNER PLOT WITH DOUBLE GARAGE & ROOM FOR 4 CARS -  
SHOWHOME PRESENTATION -- If you are looking for an EXECUTIVE DETACHED  
home with LUXURY FEATURES, then this is the HOME FOR YOU. The current  
owners have had MANY EXTRAS installed from new, giving you the LUXURY OF A  
NEW BUILD but not have to have the bother of putting BLINDS UP or FITTING  
CARPETS and FLOORING ETC. The FABULOUS KITCHEN is OPEN PLAN giving  
you a GREAT ENTERTAINING AREA, with the ADDED BONUS of a LARGE  
CENTRE ISLAND to be able to SIT AND CHAT whilst PREPARING MEALS or have a  
LOVELY COSY NIGHT IN with FRIENDS. The 2 PRINCIPAL BEDROOMS HAVE  
DOUBLE SHOWER ENSUITES and the FAMILY BATHROOM ALSO has a SHOWER  
CUBICLE and is YET TO BE USED. The LARGE DOUBLE DETACHED GARAGE is  
big enough for 2 CARS with ADDITIONAL SPACE for storage LARGE PRIVATE  
DRIVE. TUCKED AWAY in WALKING DISTANCE to the COUNTRY PARK with  
NOBODY OVERLOOKING the FRONT of the house. For your chance to BUY this  
AMAZING HOME, contact us today.

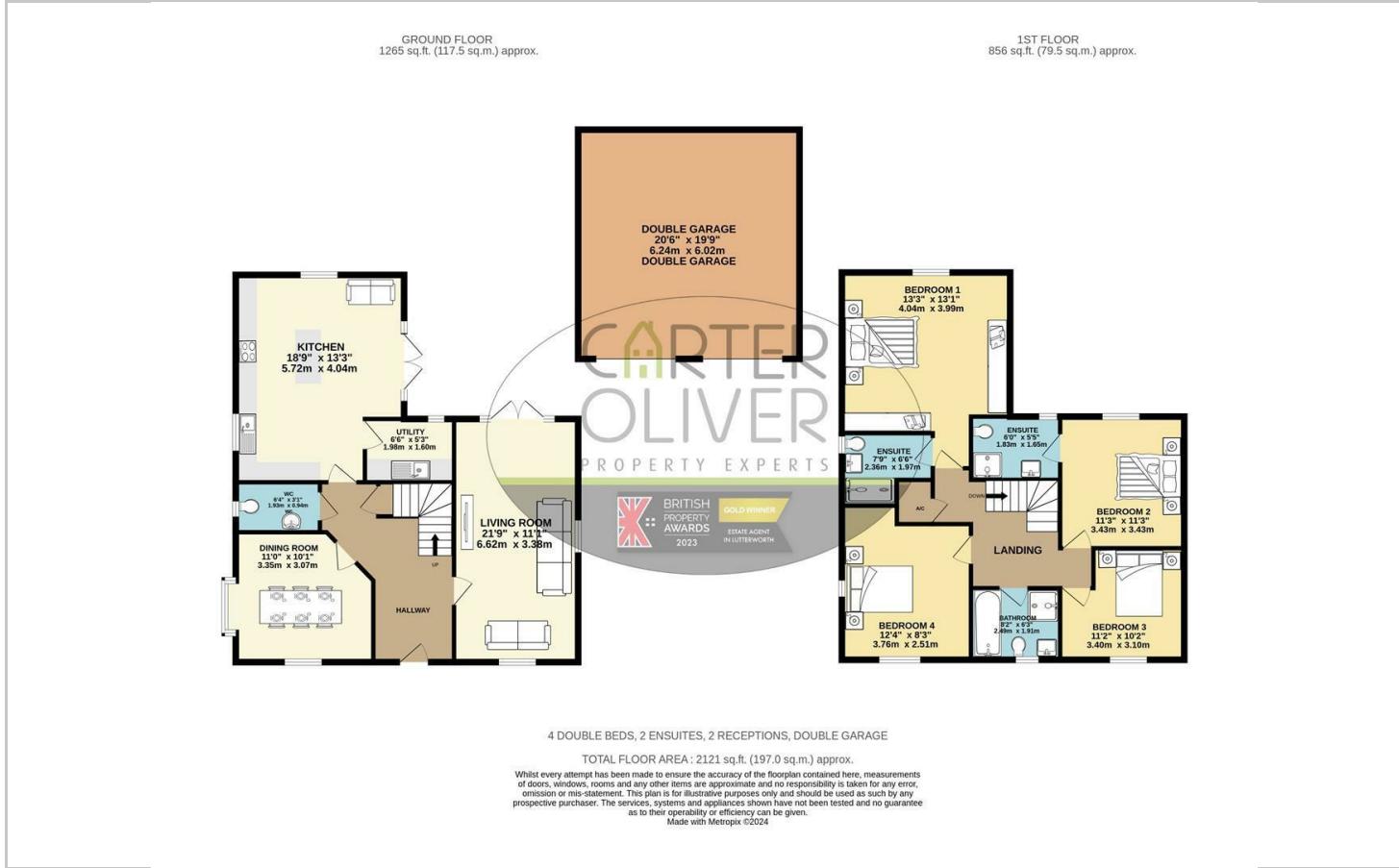
- LARGE EXECUTIVE DETACHED HOME
- 4 DOUBLE BEDROOMS / 2 PRINCIPAL ENSUITES
- PARKING FOR min 4 CARS
- LARGE OPEN PLAN KITCHEN SNUG
- COUNCIL TAX - F / EPC - B
- COMPLETE CHAIN READY TO EXCHANGE
- DOUBLE GARAGE + DRIVEWAY
- FAMILY BATHROOM WITH ADDITIONAL SHOWER
- LANDSCAPED REAR GARDEN
- FREEHOLD / SERVICE CHARGE - £150 + VAT PA



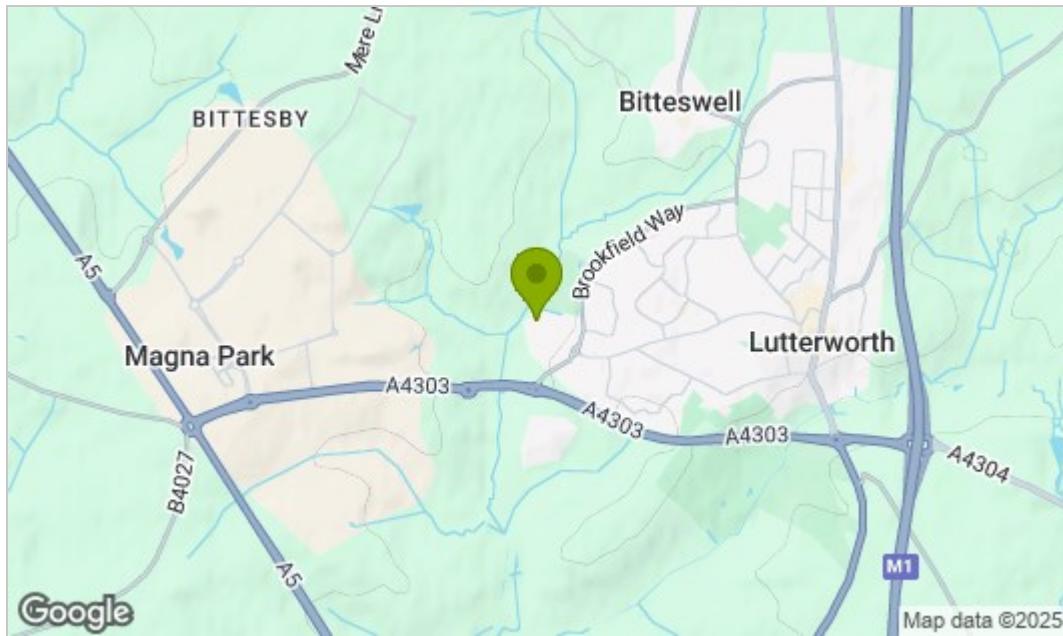
4 DOUBLE BEDS 2 WITH ENSUITES PLUS FAMILY BATHROOM  
WITH BATH AND SEPARATE SHOWER



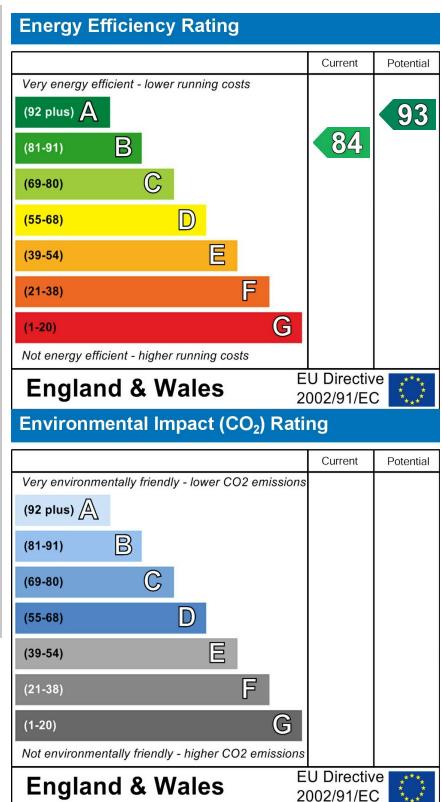
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our LUTTERWORTH Office on 01455 248033 if you wish to arrange a viewing appointment for this property or require further information.

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