

4 Broadleaf Road, Lutterworth, LE17 4GD



£255,000

Situated in the sought-after area of Broadleaf Road, Lutterworth, this charming semi-detached house, built by the reputable Mulberry Homes, presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts two spacious double bedrooms, each equipped with fitted wardrobes, ensuring ample storage space. Upon entering, you are welcomed by a bright entrance hall that leads to a convenient cloakroom. The heart of the home is the open-plan living and dining kitchen area, which is perfect for entertaining or enjoying family time. This inviting space is enhanced by a set of French doors that seamlessly connect the indoors to the outdoor garden, allowing for a delightful flow of natural light. The bathroom is thoughtfully designed, featuring a shower over the bath, catering to both relaxation and practicality. Outside, the garden is predominantly laid to lawn, providing a lovely area for outdoor activities, while a paved patio offers an ideal spot for al fresco dining or simply enjoying the fresh air. For those with vehicles, the property includes a driveway that accommodates parking for two cars, complete with an electric vehicle charging point, making it a modern and eco-friendly choice. This delightful home combines comfort, style, and convenience in a popular residential setting, making it a must-see for anyone seeking a new place to call home.

Service without compromise

Entrance Hall



Enter via a composite front door where you will find ceramic floor tiles throughout.

Cloakroom 3' x 6' (0.91m x 1.83m)



Fitted with a low-level W/C and a pedestal hand wash basin. A window to the front aspect and a radiator.

Open Plan Kitchen Living Area



Kitchen 14'6" x 6'11" (4.42m x 2.11m)



Fitted with modern cream cabinets plus complementing work surfaces, stainless steel bowl and a half sink with mixer taps, oven with hob and an extractor fan. There is space and plumbing for a washing machine and an integrated fridge freezer. A convenient breakfast bar is also within the kitchen.

Kitchen (Photo Two)



Kitchen (Photo Three)

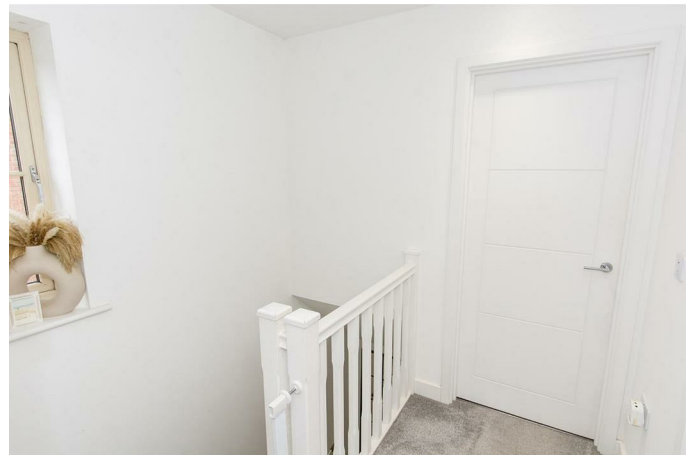


Lounge 13'7" x 13'2" (4.14m x 4.01m)



The lounge has a set of French doors opening into the garden and two radiators. The stairs rise to the first floor.

Landing



The landing has a window to the side aspect and a loft with a pull down ladder.

Bedroom One 13'7" x 9'10" (4.14m x 3.00m)



A double bedroom with mirror fronted built in wardrobes. A window to the rear aspect and a radiator.

Bedroom One (Photo Two)



Bedroom Two



A double bedroom with built in wardrobes with sliding doors and a radiator. Dual front aspect windows.

Bathroom 6'8" x 6'4" (2.03m x 1.93m)



Fitted with a low-level W/C, pedestal hand wash basin, bath with shower screen and a heated towel rail. Ceramic wall tiles and vinyl tiled flooring throughout.



Garden



The spacious garden benefits from both a paved patio area and a generous lawn area. There is gated side access to the drive.

Garden (Photo Two)



Rear Aspect Photo



Outside & Parking

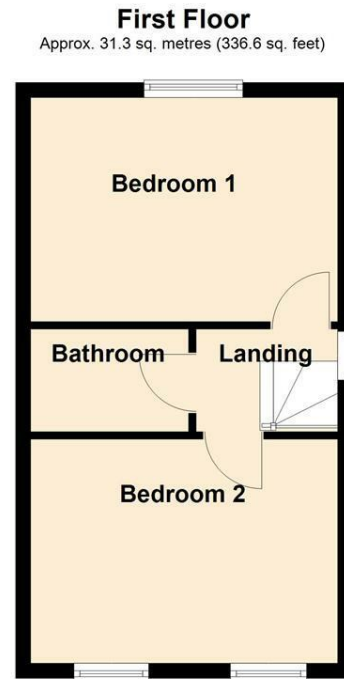
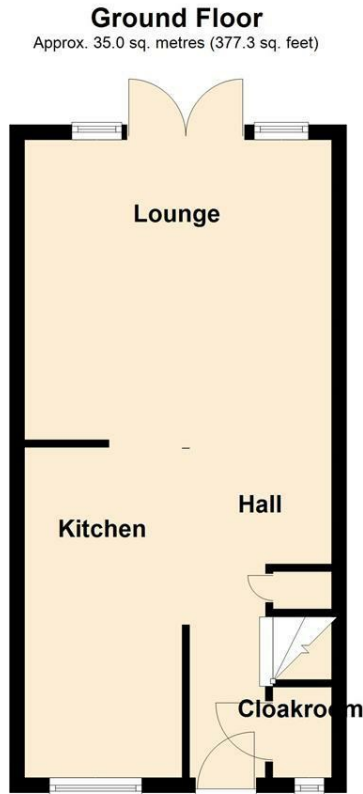


The drive provides off road parking for two vehicles.

Note For Prospective Buyers

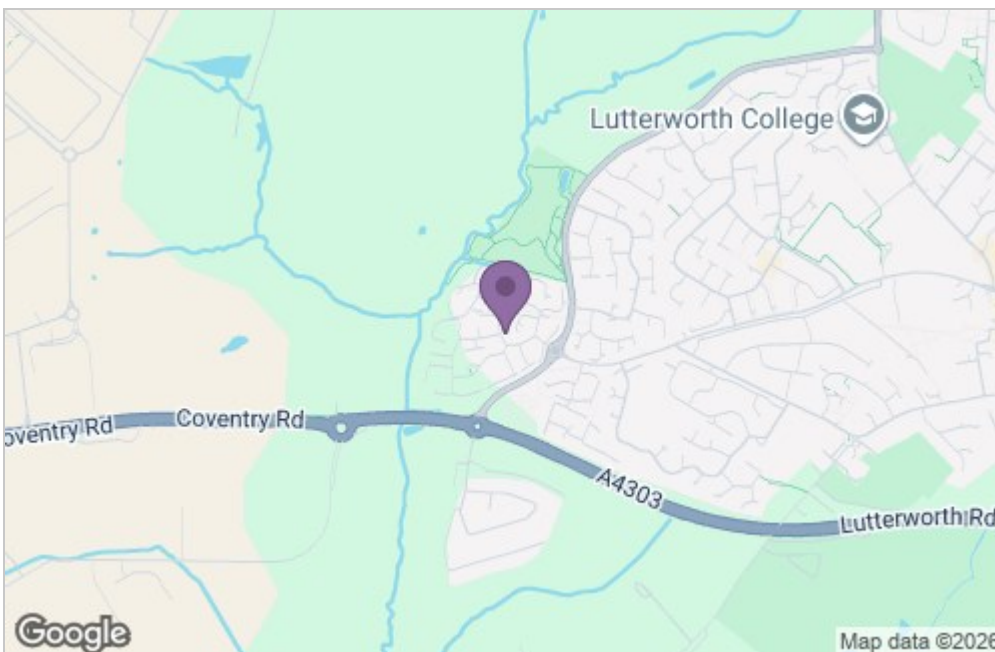
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

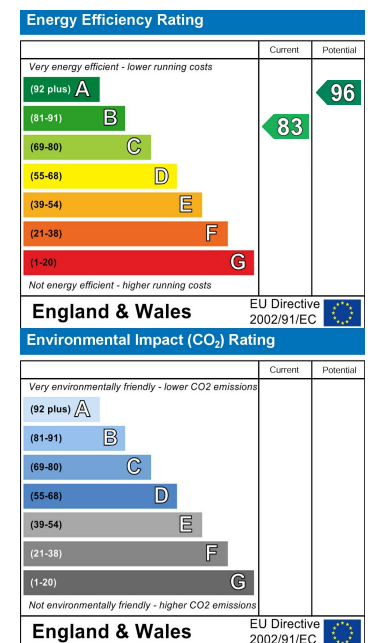


Total area: approx. 66.3 sq. metres (713.9 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise