

## 4 Alder Crescent, Lutterworth, LE17 4SR



**£310,000**

Nestled in the tranquil cul de sac of Alder Crescent, Lutterworth, this charming three double bedroom detached family home offers a perfect blend of comfort and convenience. Ideally located within walking distance of the town centre and local schools, this property is perfect for families seeking a peaceful yet accessible lifestyle. Upon entering, you are greeted by a welcoming entrance hall that leads to a well-appointed ground floor shower room. The spacious lounge features stairs that rise to the first floor, creating a warm and inviting atmosphere. The fitted kitchen is practical and functional, while the dining room, which doubles as a snug, boasts a door that opens directly into the garden, making it an ideal space for entertaining or enjoying family meals. The first floor comprises three generously sized double bedrooms, with the first and second bedrooms benefiting from fitted wardrobes, providing ample storage space. The family bathroom is equipped with a shower over the bath, catering to all your bathing needs. Outside, the garden is predominantly laid to lawn, adorned with shrub borders that add a touch of greenery and charm. A paved patio area offers a perfect spot for outdoor relaxation or al fresco dining. Additionally, the property includes a single garage and a driveway that provides convenient parking. With no upward chain, this delightful home is ready for you to move in and make it your own. Don't miss the opportunity to view this wonderful family residence in a sought-after location.

*Service without compromise*

## Hall



Enter the property via a UPVC front door. A radiator

## Kitchen 11'11" x 15'0" (3.63m x 4.57m)



Fitted with cabinets with complimenting work surfaces, stainless steel bowl and a half mixer taps, oven plus a ceramic hob. There is space for a washing machine and fridge. A useful pantry is located in this space. Door to the snug.

## Snug/Dining Room 10'11" x 15'0" (3.33m x 4.57m)



The snug/dining room has a window to both the rear and side aspect and a door that leads into the garden. There is another door that leads into the store and garage.

## Cloakroom 3'0" x 6'7" (0.91m x 2.01m)



Fitted with a low-level W/C, corner wash hand basin, shower and a chrome heated towel rail. Ceramic wall and floor tiles throughout. Window to the front aspect.

Lounge/Diner 22'0" x 12'9" (6.71m x 3.89m)



The lounge has a window to the front, side and rear aspects. Stone fireplace with a gas fire. Two radiators and the stairs rising to the first floor.

Landing



Bedroom One 12'0" x 11'3" (3.66m x 3.43m)



A double bedroom with a window to the front aspect. Mirror fronted wardrobes and a radiator.

Bedroom Two 11'3" x 9'0" (3.43m x 2.74m)



A double bedroom with a window to the front aspect. Built in double wardrobes and a radiator



## Bedroom Three 10'5" x 8'10" (3.18m x 2.69m)



A double bedroom with a radiator and a window to the rear aspect.

## Bathroom



Fitted with a back to wall W/C, wash hand basin set into vanity cupboards, bath with Mira electric shower. Ceramic wall tiles throughout. Radiator and an opaque window to the rear aspect.



## Garden



The garden is mainly laid to lawn with mature shrub borders. There is a paved patio area and a garden shed. Gated side access.

## Garage 16'8" x 8'3" (5.08m x 2.51m)

A door to the side opening into the snug. Electric garage door to the front. There is power and light connected.

## Outside & Parking



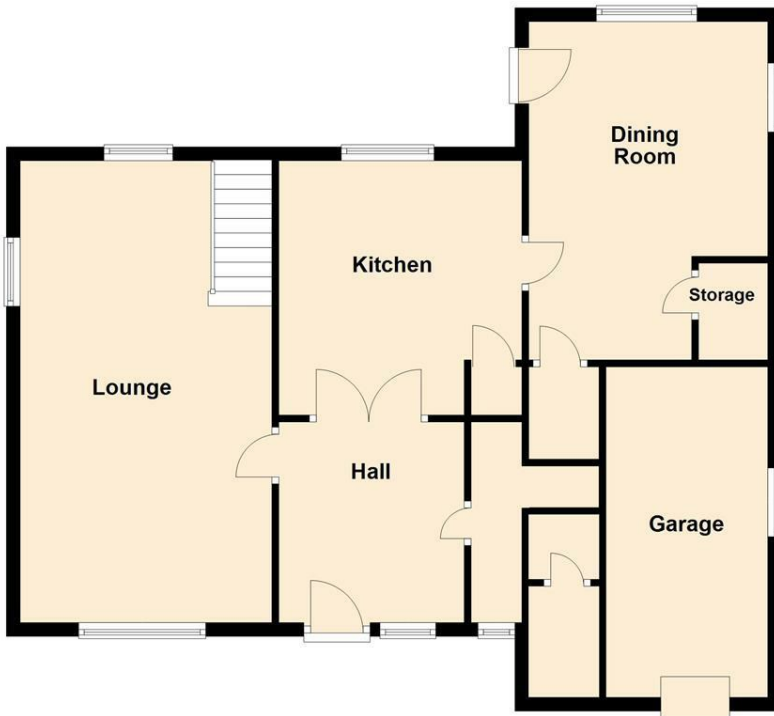
There is off road parking for two cars.

## 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

**Ground Floor**  
Approx. 83.6 sq. metres (899.6 sq. feet)

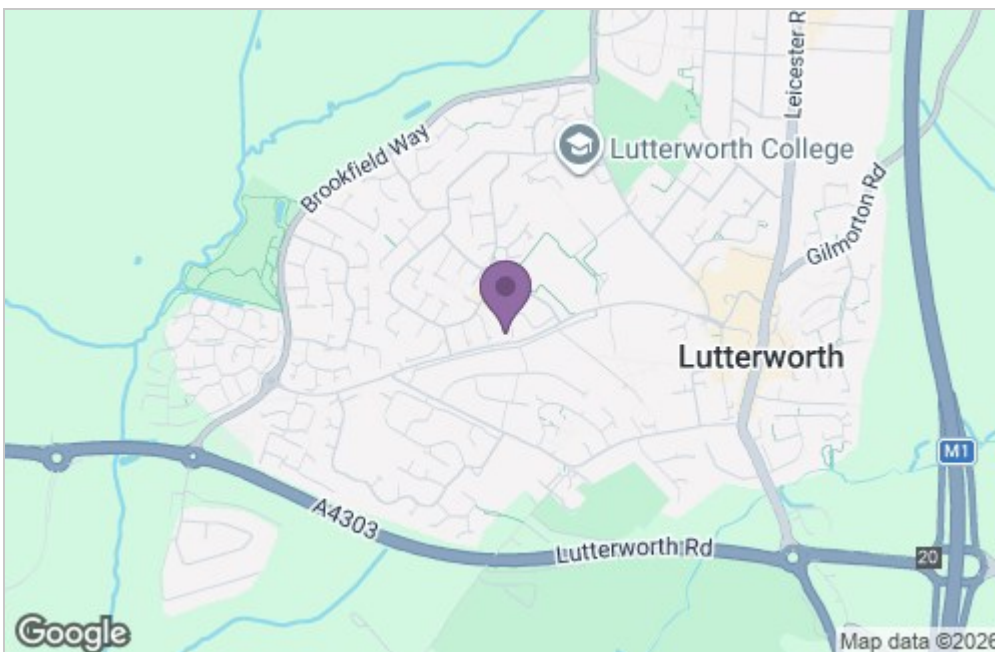


**First Floor**  
Approx. 43.6 sq. metres (469.1 sq. feet)

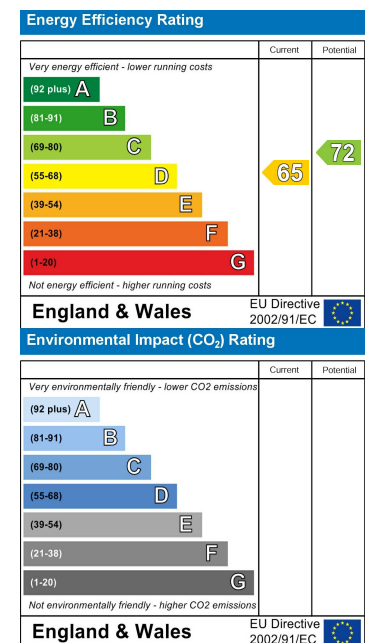


Total area: approx. 127.2 sq. metres (1368.7 sq. feet)

## Area Map



## Energy Efficiency Graph



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