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Service without compromise

30 Broadleaf Road, Lutterworth, LE17 4GD

£385,000

Situated in the sought-after area of Broadleaf Road, Lutterworth, this charming three double bedroom detached family home offers a perfect blend of comfort and modern living. Built by the reputable Mulberry Homes, the property is set on a desirable corner plot, providing ample space and privacy. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient cloakroom. The heart of the home is the open plan living dining kitchen, which boasts a delightful box bay window that floods the space with natural light. French doors open directly into the garden, creating a seamless connection between indoor and outdoor living. Adjacent to the kitchen, a utility room adds practicality to daily life. The property features three generously sized double bedrooms, ensuring plenty of room for family and guests. The master bedroom benefits from an en-suite shower room, providing a private retreat, while a well-appointed family bathroom, complete with a shower over the bath, caters to the needs of the household. Outside, the garden is mainly laid to lawn and is part walled, offering a tranquil space for relaxation and play. Gated access leads to the driveway, which provides parking for two vehicles, along with a detached single garage for additional storage or vehicle accommodation. With no upward chain, this delightful home is ready for you to move in and make it your own. Whether you are a growing family or seeking a peaceful retreat, this property is sure to impress. Don't miss the opportunity to view this exceptional home in a prime location.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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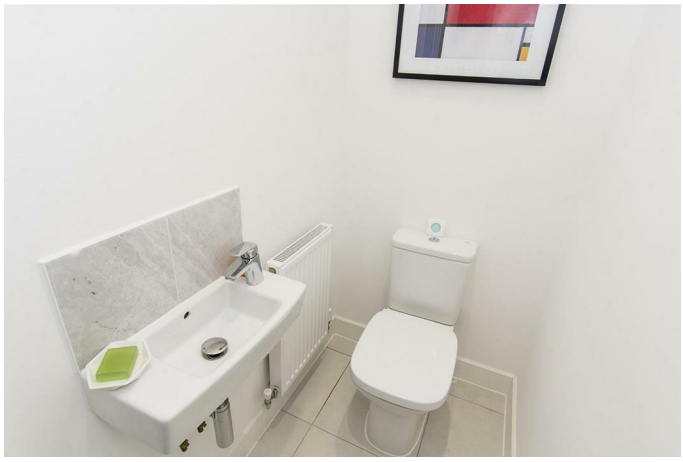
Hall 6'5 x 5'6 (1.96m x 1.68m)

Enter the property via a composite front door to where you will find the stairs that rise to the first floor. Ceramic tiled flooring throughout.

W/C 4'9 x 3'1 (1.45m x 0.94m)



Fitted with a low-level W/C and a wall hung wash hand basin. Ceramic tiled flooring throughout and a radiator.

Lounge 18'9 x 10'3 (5.72m x 3.12m)

This sunny room has a window to the front aspect and a set of French doors opening into the garden, allowing an abundance of natural light to flow into this space. There is a multi media socket and two radiators.

Living Dining Kitchen 29'9 x 9'5 (9.07m x 2.87m)

The kitchen is fitted with slate grey cabinets with complimenting work surfaces, stainless steel bowl and a half sink with mixer taps, oven, gas hob and and extractor fan with a glass splash back. There is also an integrated dishwasher. There is a breakfast bar seating area within the kitchen area. A delightful box bay window to the side aspect fits a sofa. The dining area is the perfect space to entertain friends and family. There are dual aspect windows to both the front and rear aspect.

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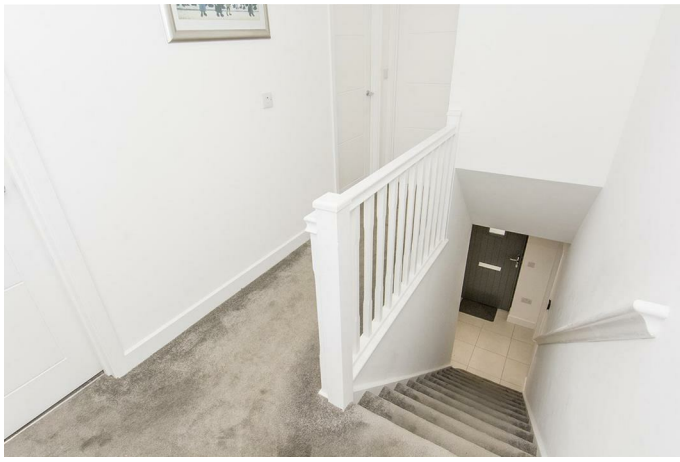
Dining Area

Kitchen Area

Utility 5'11 6'5 (1.80m 1.96m)

Fitted with base cabinets with complimenting work surfaces, stainless steel sink and a stainless steel sink. Integrated washing machine and a tumble dryer. Ceramic tiled flooring throughout and a radiator. A composite door gives access into the garden.

Landing



The galleried landing has a window to the rear aspect and a radiator. There is a useful storage cupboard in this space also.

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Bedroom One 14'5 x 10'5 (4.39m x 3.18m)

This generous double bedroom has a window to the rear aspect overlooking the well maintained garden.

Bedroom One (Photo Two)

En-Suite 8'4 x 3'10 (2.54m x 1.17m)

Fitted with a low-level W/C, pedestal hand wash basin, double width shower and a heated towel rail. Vinyl flooring throughout and ceramic wall tiles. An opaque window to the front aspect.

En-Suite (Photo Two)

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Bedroom Two 9'10 x 9'5 (3.00m x 2.87m)

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

Bedroom Three 9'10 x 8'11 (3.00m x 2.72m)

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

Bedroom Three (Photo Two)

Bathroom 7'5 x 5'6 (2.26m x 1.68m)

Fitted with a low-level W/C, pedestal hand wash basin, bath with a shower plus side screen and a heated towel rail. Ceramic wall and floor tiles throughout. An opaque window to the front aspect.

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Garden

The garden is partly walled and mainly laid t lawn with a paved patio area. There is gated access at the top of the garden that leads into the garage and outside parking.

Outside & Parking

The drive provides off road parking for two vehicles. The detached garage has power and light connected with an up and over to the front.

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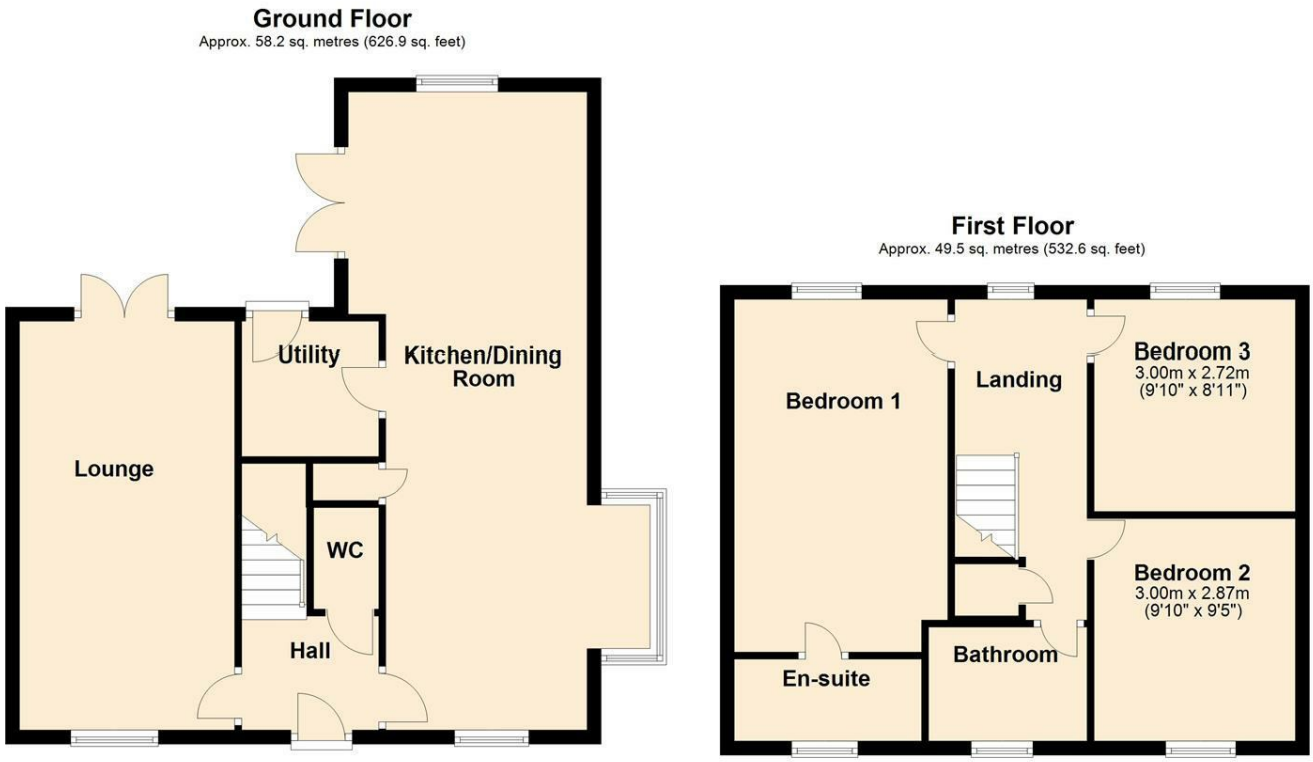
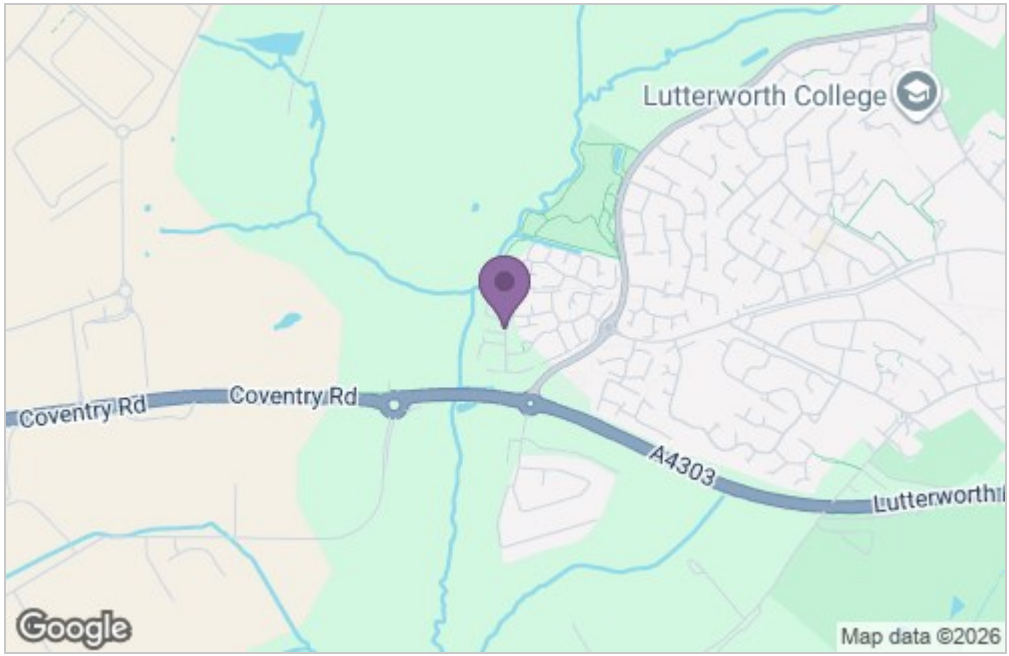
Floor Plan

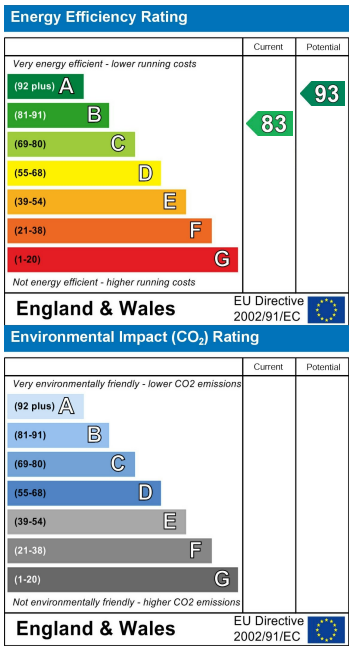


Total area: approx. 107.7 sq. metres (1159.6 sq. feet)

Area Map



Energy Efficiency Graph



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