

## 12 Forsythia Close, Lutterworth, LE17 4FD



**£375,000**

Situated on Forsythia Close, this delightful four-bedroom detached family home is a true gem waiting to be discovered. As you step into the property, you are greeted by an inviting entrance hall leading to two reception rooms, including a bay-fronted lounge perfect for cosy evenings. The dining kitchen with a utility area is ideal for family meals and gatherings, while the conservatory offers serene garden views, creating a peaceful retreat right at home. With two bathrooms including an en-suite to bedroom one, this property ensures convenience and comfort for the whole family. The garage, ample off-road parking, and additional space for a caravan or motorhome make this home not only beautiful but also practical for all your needs. Imagine the possibilities this property holds for you and your loved ones - from relaxing in the conservatory to enjoying the cul de sac tranquillity, this home offers a lifestyle of comfort and joy. Don't miss the chance to make this charming house your new home.

## Entrance Hall



Step into this warm and welcoming hall where you will find wood effect laminate flooring, a radiator, staircase rising to the first floor, and an internal fire door giving access into the garage.

## Cloakroom 7'12 x 4' (2.13m x 1.22m)



Fitted with a low flush WC, hand wash basin, radiator and laminate flooring. There is a glazed window and a useful storage cupboard.

## Lounge 14' x 11'10" (4.27m x 3.61m)



The lounge has a box bay window and a feature fireplace housing a modern electric fire. A set of glazed double doors open into the dining kitchen.

## Dining Kitchen 19'9" x 11'6" (6.02m x 3.51m)



This spacious dining kitchen is fitted with a wide range of modern cream painted cabinets with complimenting surfaces, porcelain double bowl sink with mixer taps, five ring gas hob with extractor canopy and a double eye-level oven. There is space for a dishwasher & fridge freezer and a full sized dining table to enjoy entertaining friends and family. A set of sliding patio doors open into the garden room.

Dining Room Picture 2



Utility Room 7' x 4' (2.13m x 1.22m)



There is a stainless steel sink unit, ample space for a washing machine & tumble dryer and a glazed door gives access to the outside. The gas central heating boiler is wall mounted.

Garden Room 14'1" x 10'10 (4.29m x 3.30m)



This lovely garden room has a set of French doors opening into the garden, laminate flooring, electric wall heater and an insulated roof that ensures this room can be enjoyed all year round.

Landing



With a window to the side aspect ,built in airing cupboard with linen storage and housing the hot water cylinder. The partially boarded loft with light is accessed via a pull down ladder.

Master Bedroom 11'3" x 10'5" (3.43m x 3.18m)



A double bedroom with a window to the front aspect, double built-in wardrobes and a radiator. A door opens to the En-suite.

En-suite 5'1" x 4'1" (1.55m x 1.24m)



Fitted with a low level WC, hand wash basin, ceramic tiled shower enclosure & to water sensitive areas. Obscure glazed window and a radiator.

Bedroom Two 10'4" x 9'11" (3.15m x 3.02m)



A double bedroom with a window overlooking the garden, a double & a single built-in wardrobes and a radiator.

Bedroom Three 13' x 9'11" (3.96m x 3.02m)



A double bedroom with a window overlooking the garden, double-built-in wardrobes and a radiator.

## Bedroom Four 7'5" x 6'11" (2.26m x 2.11m)



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

## Bathroom 9'1" x 6'1" (2.77m x 1.85m)



Fitted with a low flush WC, square hand wash basin set onto a bespoke set of drawers, p-shaped bath with Triton electric shower & side screen, ceramic tiles, radiator and an obscure glazed window.

## Garden



The garden is landscaped and is easily maintained with

feature beds plated with a variety of shrubs providing all year round colour. There is a timber decked seating area and a framed gazebo with privacy panels housing a hot tub which is available by separate negotiation, external power& light and an outside tap.

## Garden Picture 2



## Garage & Parking 16'1" x 7'1" (4.90m x 2.16m)



The single garage has power & light, an up & over door to the front and a fire door that opens into the entrance hall of the house. To the frontage you will find a block paved drive which provides ample parking and there is also an



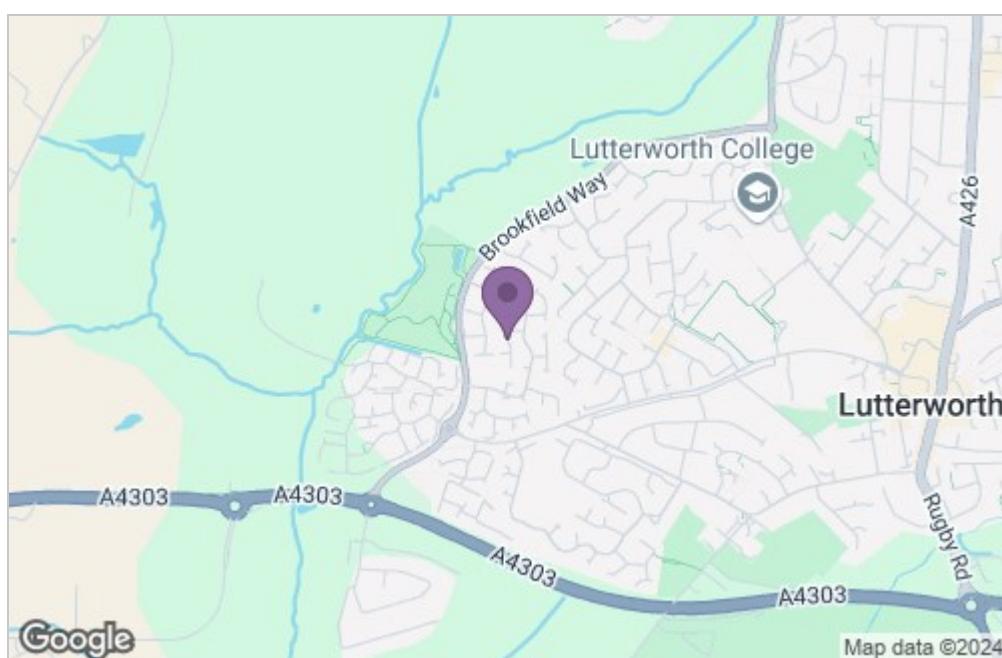
additional block paved parking area that would be ideal to park a motor home or caravan.

*Service without compromise*

## Floor Plan



## Area Map



## Energy Efficiency Graph

