

## 56 Leaders Way, Lutterworth, LE17 4YW



**£335,000**

Well situated in a quiet part of this small market town is this modern three storey family home. The gas centrally heated and double glazed accommodation is presented in good order, and briefly comprises: Entrance hall, downstairs WC, kitchen/breakfast room, lounge/diner, three bedrooms and bathroom on the first floor, and large master bedroom with fitted wardrobes and en-suite shower room on the second floor.

There is also a private rear garden, off road parking for several cars, and a single detached garage.

An early internal viewing is highly recommended.

*Service without compromise*

## Entrance Hall

Accessed via opaque double-glazed front door. Tiled flooring. Radiator. Doors to rooms.

## Ground Floor WC



Pedestal wash hand basin. Low level wc. Tiled flooring. Radiator. Opaque double-glazed window.

## Lounge 16'2" x 11'0" (4.93m x 3.35m)



Double-glazed window to the rear. Double-glazed French doors leading out to the rear garden. Radiator. Fitted cloaks cupboard.

## Lounge (Photo 2)



## Kitchen/Breakfast Room 13'8" x 9'2" (4.17m x 2.79m)



Range of modern fitted base and wall units. Roll edge work surfaces with complimentary splash backs. Fitted automatic dishwasher. Fitted oven and four ring gas hob with stainless steel extractor hood. Space and plumbing for automatic washing machine. Stainless steel single sink and drainer. Tiled flooring. Wall mounted gas fired combination central heating boiler. Double-glazed window to the front elevation.

Kitchen/Breakfast Room (Photo 2)



Bedroom Two 12'7" max x 9'3" (3.84m max x 2.82m)



Double-glazed window to the front elevation. Radiator. Dado rail.

First Floor Landing



Timber balustrade. Fitted linen cupboard. Stairs rise into the second floor. Doors to rooms.

Bedroom Three 12'3" x 9'3" (3.73m x 2.82m)



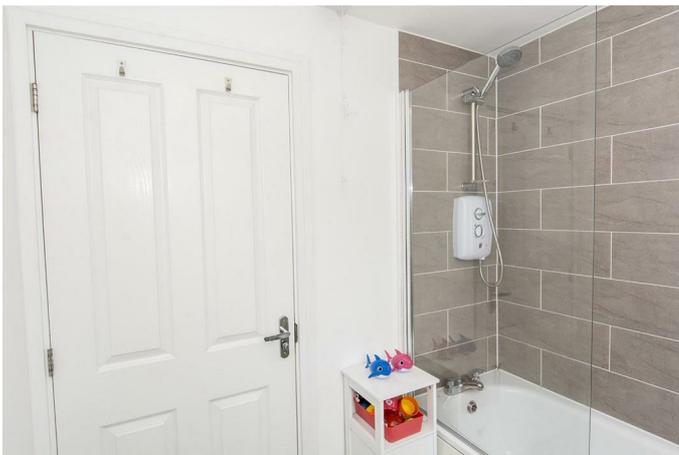
Double-glazed window to the rear elevation. Radiator.

## Bedroom Four 9'0" x 6'7" (2.74m x 2.01m)



Double-glazed window to the rear elevation. Radiator.

## Bathroom



Panelled bath with electric shower fitment over. Pedestal wash hand basin. Low level wc. Complimentary tiling. Wood laminate flooring. Radiator. Extractor fan. Opaque double-glazed window.



## Second Floor Landing

Door to master bedroom.

## Master Bedroom 16'3" max x 15'8" to the face of the wardrobes (4.95m max x 4.78m to the face of the wardrobes)



Double-glazed window to the front elevation. Two radiators. Fitted mirrored wardrobes spanning one wall. Access to loft space. Door to en-suite shower room.

Master Bedroom (Photo 2)



En-Suite Shower Room



Tiled shower cubicle with main shower fitment. Pedestal wash hand basin. Low level wc. Wood laminate flooring. Radiator. Double-glazed Velux window. Extractor fan.

Front



To the front of the property is a small lawned area and well stocked, spacious beds. Tarmacked driveway providing parking for two to three cars. Gated pedestrian access to the rear garden.

Rear Garden



The rear garden is laid mainly to lawn with paved patio area. Timber garden store. Timber lat fencing providing a good deal of privacy.



Rear Aspect



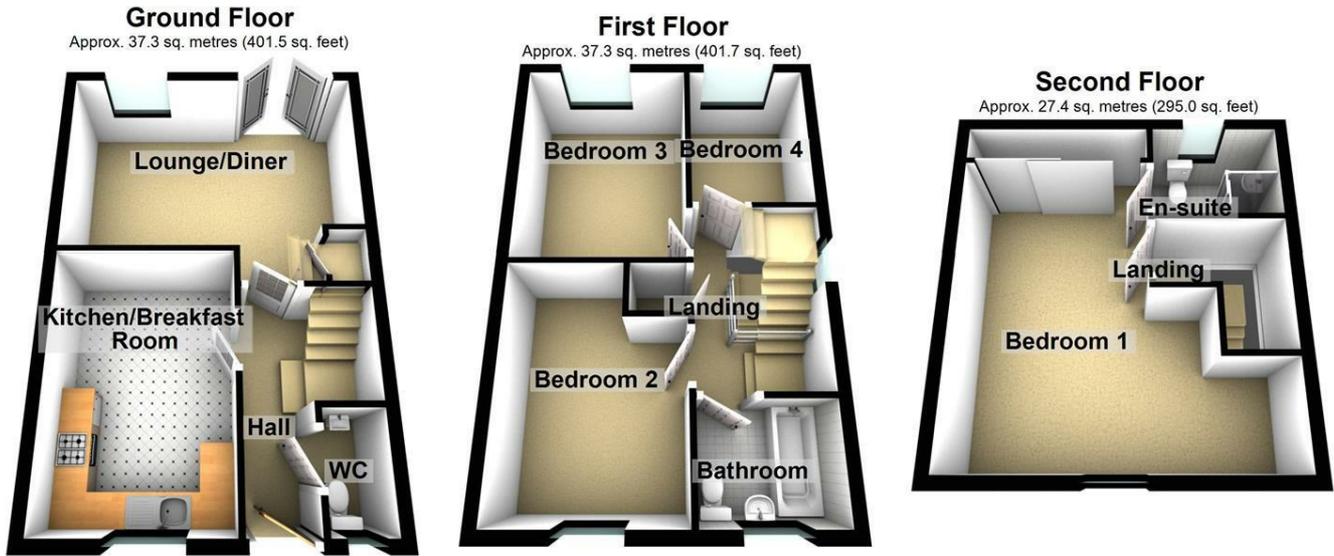
**Garage 19'8" x 10'0" (5.99m x 3.05m)**

Up and over door. Power and lighting. Storage in rafters. Personal door to the rear garden.

**Notice For Prospective Buyers**

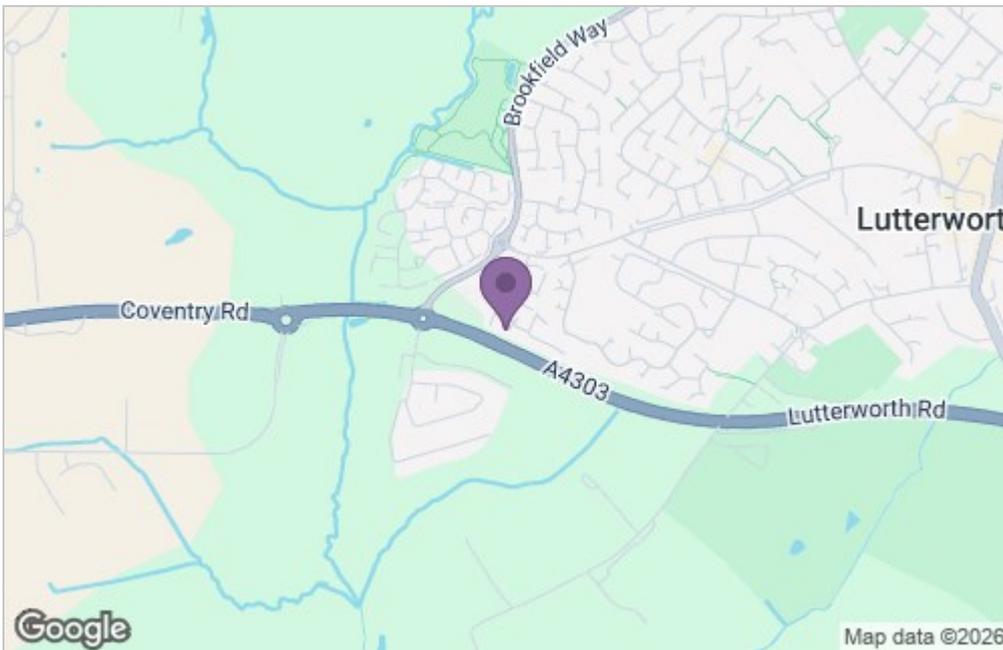
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

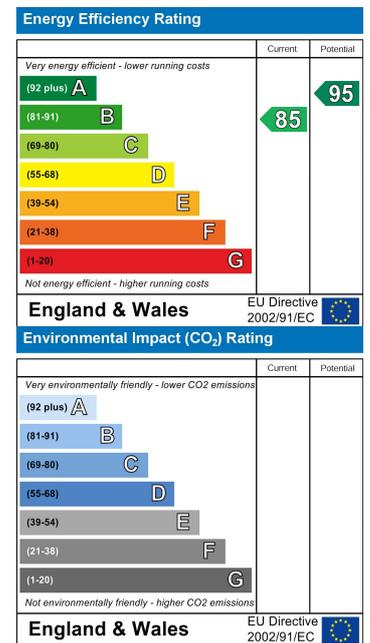


Total area: approx. 102.0 sq. metres (1098.2 sq. feet)

## Area Map



## Energy Efficiency Graph



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