

12 Poplar Avenue, Lutterworth, LE17 4TH



£325,000

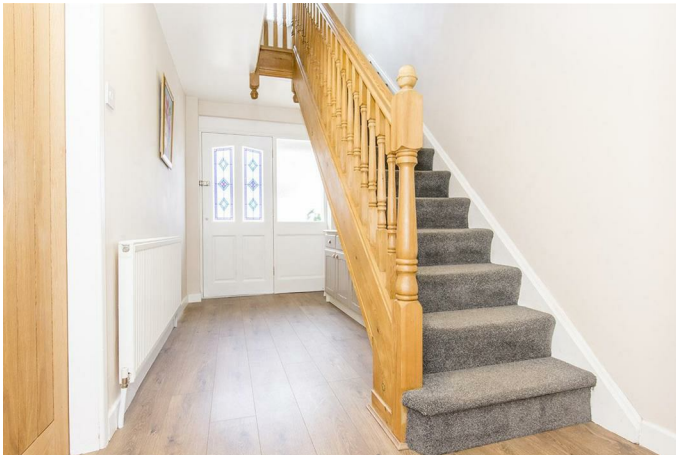
Situated on Poplar Avenue in Lutterworth, this delightful four-bedroom mid-terrace family home offers a perfect blend of space, comfort, and modern living. The property has been meticulously cared for and enhanced by its current owners, making it an inviting choice for families seeking a warm and welcoming environment. Upon entering, you are greeted by a porch that leads into a spacious hallway. The lounge diner is a standout feature, boasting French doors that open directly into the garden, allowing for a seamless flow between indoor and outdoor spaces. The breakfast kitchen is fitted with contemporary cabinets and a Rangemaster oven, making it a joy for any home cook. Additionally, a utility room provides convenient access to the integral garage, which is equipped with an electric roller door, ensuring ease of use. The ground floor also includes a practical shower room, enhancing the home's functionality. Ascending to the first floor, you will discover two generously sized double bedrooms, both featuring fitted wardrobes, alongside two further double bedrooms. A family bathroom, complete with a shower over the bath, caters to the needs of the household. Throughout the property, solid oak internal doors add a touch of elegance and warmth. The garden is a delightful retreat, primarily laid to lawn with attractive shrub borders, a paved patio area for al fresco dining, and a timber garden shed for storage. At the top of the garden, a decked seating area provides an ideal spot for relaxation and entertaining. To the front, the block-paved driveway offers ample parking space, making this home as practical as it is beautiful. This property is a wonderful opportunity for those looking to settle in a friendly community while enjoying the comforts of a well-appointed family home.

Service without compromise

Porch

Enter into the porch via sliding patio doors. Ceramic tiled flooring throughout. A door opens into the hall.

Hall



Enter the property via a wooden stained glass door with a side panel to where you will find the stairs rising to the first floor and a radiator. Laminate flooring throughout and a radiator.

Breakfast Kitchen 10'5" x 14'4" (3.18m x 4.37m)



Fitted with modern cabinets with complimenting work surfaces, composite sink with mixer taps, Rangemaster oven and extractor canopy. Ceramic wall and floor tiles throughout. There is a water pump to ensure great water pressure throughout the house. A door opens into the utility room.

Utility Room 7'5" x 7'11" (2.26m x 2.41m)



Fitted with modern cabinets and complimenting surfaces. There is space for a dishwasher, washing machine and tumble dryer. Ceramic floor tiles. There is also a useful storage cupboard.

Shower Room/W/C 3'3" x 8'5" (0.99m x 2.57m)



Fitted with a low-level W/C, hand wash basin set into a vanity unit, shower with dual shower heads and a sliding door. Ceramic wall and floor tiles throughout. An opaque window to the rear aspect and a radiator.

Shower Room/W/C (Photo Two)



Lounge Area Photo



Inner Lobby

Ceramic floor tiles throughout and a UPVC door that opens into the garden.

Lounge/Diner 8'0 (min) x 12'0 (max) x 29'0 (2.44m (min) x 3.66m (max) x 8.84m)



Dining Area Photo



The heart of the home is truly the lounge diner. This delightful room has an oak fireplace with a granite backdrop and hearth housing an electric fire - a true focal point of this room. The window to the front aspect and a set of French doors opening into the garden allows an abundance of natural light to flow into the space. Laminate flooring throughout and a radiator.

Landing



The window to the front aspect allows lots of light into the sunny landing. The airing cupboard houses the Worcester Bosch combi boiler.

Bedroom One 11'0" x 11'9" (3.35m x 3.58m)



A double bedroom with a window to the front aspect and fitted wardrobes. Laminate flooring throughout and a radiator.

Bedroom One (Photo Two)



Bedroom Two 7'10" x 12'8" (2.39m x 3.86m)



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

Bedroom Two (Photo Two)



Bedroom Three 11'0" x 8'8" (3.35m x 2.64m)



A double bedroom with a window to the rear aspect and built in wardrobes. Laminate flooring throughout and a radiator. This room is currently being used as a hobby room.

Bathroom 5'5" x 7'5" (1.65m x 2.26m)



Fitted with a low-level W/C, pedestal hand wash basin, bath with shower and side screen. Ceramic wall tiles and laminate tiled flooring throughout. An opaque window to the rear aspect and a radiator.

Bathroom (Photo Two)



Bedroom Four 7'10" x 11'6" (2.39m x 3.51m)



Double bedroom that is currently being used as a study and dressing room. A window to the rear aspect and a radiator.



Garden



Rear Aspect Photo



The delightful garden has a paved patio area as well as a decked area at the top of the garden - a great place for alfresco dining during the summer months. The lawn is surrounded by mature shrub borders. The garden also benefits from an outside tap and a double electric point.

Garage & Parking 16'8" x 7'10" (5.08m x 2.39m)

Garden (Photo Two)

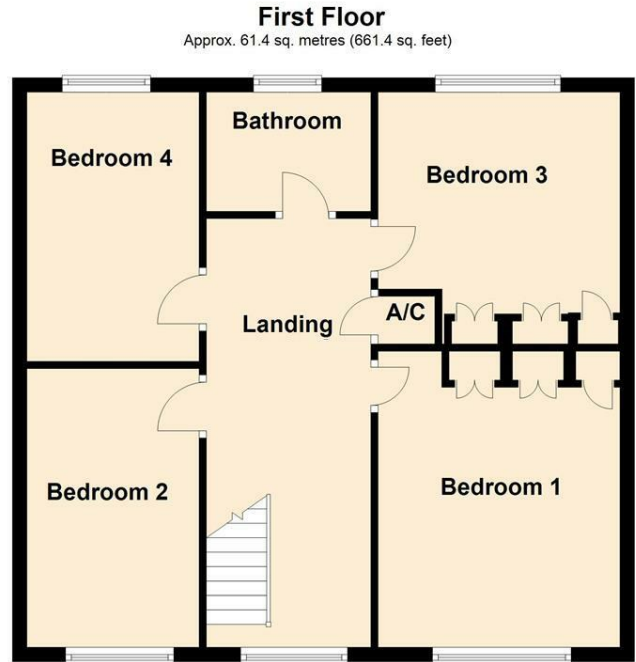
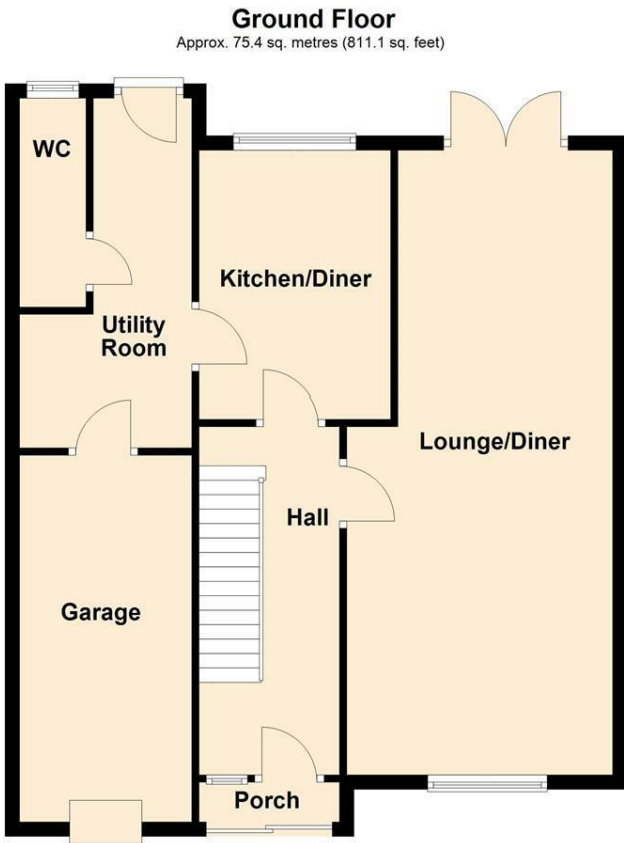


The single integral garage has an electric roller door to the front and has power and light connected. A door provides access into the utility.

Note for Prospective Buyers

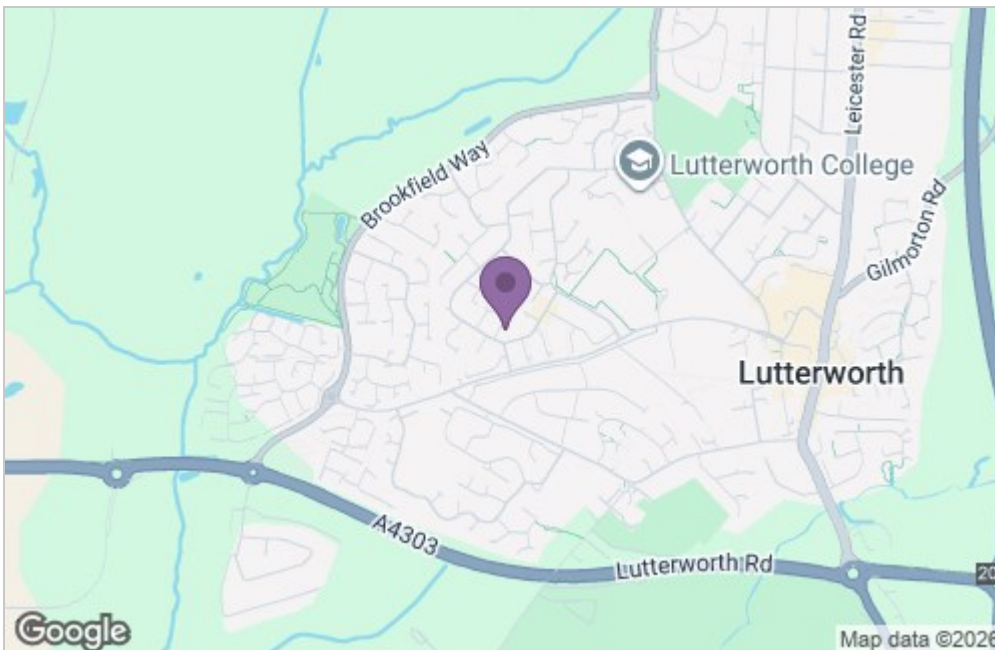
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

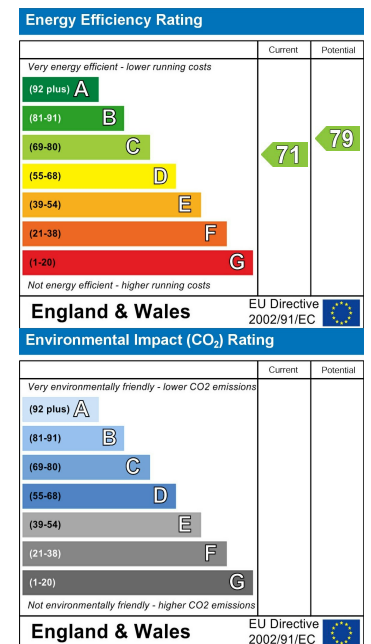


Total area: approx. 136.8 sq. metres (1472.6 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise