

## 11 Beamont Close, Lutterworth, LE17 4GE



**£525,000**

Situated in a quiet tucked away corner of Beamont Close, this charming four-bedroom detached family home offers a perfect blend of comfort and style set on a generous plot. As you enter, you are greeted by a welcoming entrance hall that leads to a cloakroom, providing convenience for guests. The property boasts a versatile family room that can easily serve as an office, catering to modern living needs. The heart of the home is undoubtedly the spacious dining kitchen, complete with a utility area, ideal for family gatherings and entertaining. Adjacent to this, the dining room features a delightful bay window, allowing natural light to flood the space. The generous lounge, also with a bay window, is enhanced by French doors that open directly into the garden, creating a seamless connection between indoor and outdoor living. The galleried landing is a striking feature, with a window that invites sunlight into the upper levels. The master bedroom is a true retreat, equipped with fitted wardrobes and an en-suite shower room for added privacy. The remaining bedrooms are well-proportioned, providing ample space for family or guests. The family bathroom is thoughtfully designed, featuring a shower over the bath for convenience. Outside, the garden is not directly overlooked predominantly laid to lawn, bordered by attractive shrubs, and includes two paved patio areas, perfect for al fresco dining or simply enjoying the tranquil surroundings. The property also benefits from a detached double garage and ample off-road parking, making it an ideal choice for families. This delightful home in Lutterworth is not just a property; it is a place where cherished memories can be made. With its excellent location and thoughtful design, it is sure to appeal to those seeking a comfortable family lifestyle.

*Service without compromise*

## Entrance Hall



Enter into this spacious hall via a composite front door. There is an understairs cupboard as well as the alarm/utility cupboard, oak engineered flooring and the staircase rises to the first floor accommodation.

## Cloakroom 7'7" x 3'7" (2.31m x 1.09m)



Fitted with a low level WC and pedestal wash hand basin. Ceramic wall tiles and oak engineered flooring. Opaque window to the side aspect.

## Lounge 20'1" x 11'8" (6.12m x 3.56m)



This lovely lounge has a bay window to the front aspect fitted with attractive shutters, a stone fireplace housing a coal effect gas fire , coving to the ceiling, oak engineered flooring and a set of French doors that open into the garden.

## Lounge Photo Two



Family room 11' x 9' (3.35m x 2.74m)



This flexible room has a window to the front aspect, coving to the ceiling and oak engineered flooring. Currently being used as a work from home office.

Dining Room 9'8" x 9'2" (2.95m x 2.79m)



The dining room links from the lounge and the kitchen and has a bay window to the rear aspect. Coving to the ceiling and oak engineered flooring. Currently being used as a snug.

Breakfast Kitchen 16'2" x 11'6" (4.93m x 3.51m)



Fitted with a wide range of modern cabinets with complimenting work surfaces. Stainless steel bowl and half sink unit with mixer taps. Eye-level double oven. Gas hob with extractor canopy. Integrated dishwasher. Space for a fridge. The utility area has a stainless steel sink unit with mixer taps. Space for a washing machine and freezer. There is a window overlooking the garden and a back door giving access to the outside .

Breakfast Kitchen & Utility Area Photo



Galleried Landing



This spacious galleried landing has a window to the front aspect allowing lots of natural light to flood in. There is an airing cupboard, loft hatch and doors to all rooms.

Bedroom One 12'4" x 9'3" (3.76m x 2.82m)

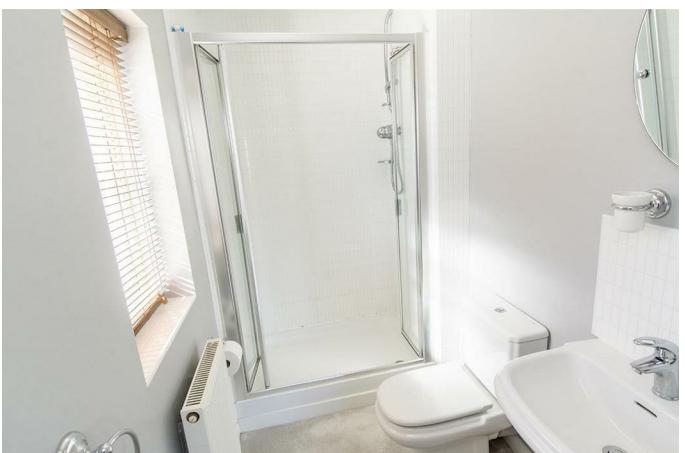


A double bedroom with mirror fronted built in wardrobes and a window to the rear aspect. A door opens into the en-suite.

Bedroom One Photo One



En-suite 7'5" x 4'6" (2.26m x 1.37m)



Fitted with a low level WC, pedestal wash hand basin, double width shower with sliding doors. Ceramic wall tiles. Opaque window to the side aspect.

Bedroom Two 10'2" x 9'10" (3.10m x 3.00m)



A double bedroom with built -in wardrobes and a window to the front aspect.

Bedroom Three 9'10" x 9'8" (3.00m x 2.95m)



A double bedroom with built-in wardrobes and a window to the rear aspect.

Bedroom Four 9'5" x 6'10" (2.87m x 2.08m)



A Single bedroom with a window to the rear aspect. Currently being used as a study.

Bathroom 7'5" x 6'6" (2.26m x 1.98m)



Fitted with a low level WC, pedestal wash hand basin, bath with shower and side screen. Ceramic wall tiles. Opaque window to the front aspect.

## Garden



Set on a generous plot the garden has a private feel and is not directly overlooked. Mainly laid to lawn with well stocked shrub borders and two paved patio seating areas. There is a further side area that has a path leading to the gated side access. There is a garden shed and a personal door to the side of the garage.

## Garden Photo Two



## Side Garden Photo



**Double Garage & Parking 17'7" x 16'11" (5.36m x 5.16m)**



The private frontage overlooks open green space and is screened with laurel hedging. There are attractive pebbled areas and a spring bulb planted bed. The detached double garage with pitched roof has two up and over doors to the front and a personal door to the side. Power and light is connected. The block paved drive provides ample off road parking.

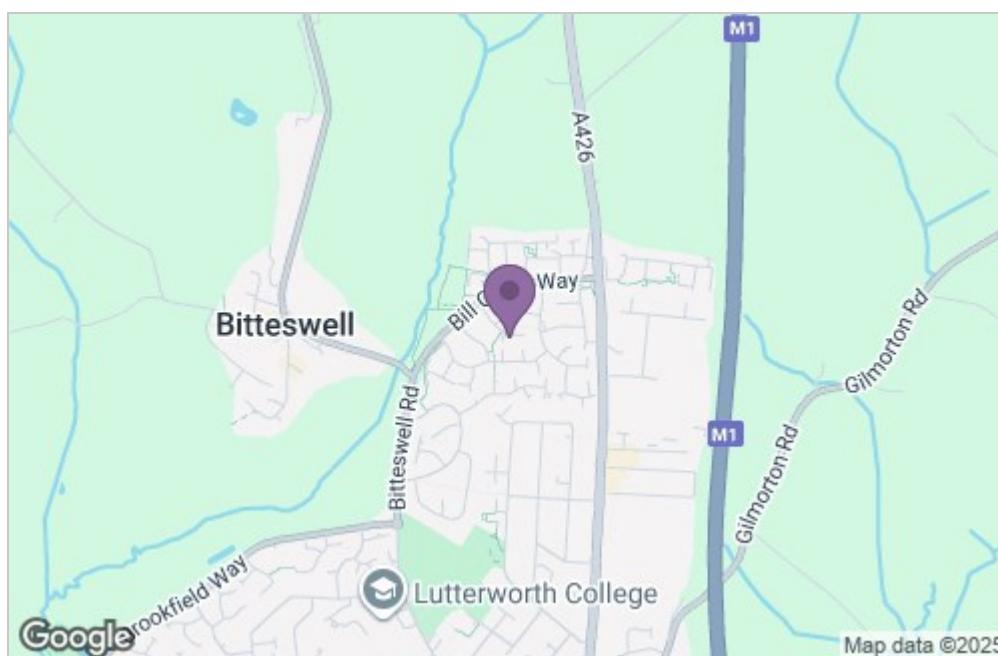
# ADAMS & JONES



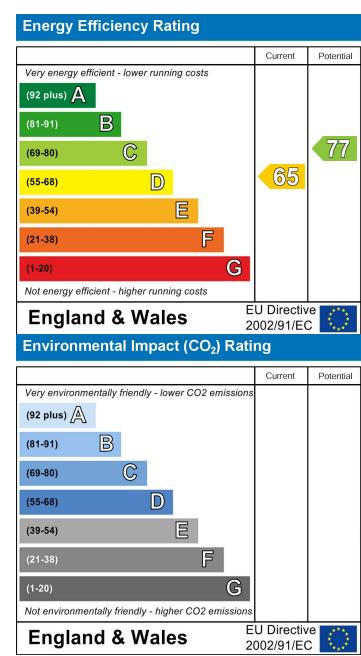
## Floor Plan



## Area Map



## Energy Efficiency Graph



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