

## 3 Valley Close, Lutterworth, LE17 4FQ



### Offers Over £365,000

Situated on Valley Close, this exquisite detached family home, built by the esteemed Mulberry Homes, offers a perfect blend of comfort and modern living. With three generously sized double bedrooms, this property is ideal for families seeking space and convenience. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient cloakroom. The spacious lounge is a highlight of the home, featuring elegant French doors that open directly into the beautifully landscaped garden, allowing for a seamless flow between indoor and outdoor living. The heart of the home is undoubtedly the fabulous family dining kitchen, which is well-equipped with modern appliances and also boasts French doors leading to the garden, making it perfect for entertaining or enjoying family meals. The master bedroom is a true retreat, complete with an en-suite for added privacy and comfort. In addition, there is a well-appointed family bathroom serving the other two bedrooms, ensuring that everyone has their own space. The outdoor area is equally impressive, featuring a paved patio seating area that is perfect for al fresco dining or relaxing in the sun, alongside a manicured lawn that provides a lovely green space for children to play or for gardening enthusiasts. The property also benefits from a single garage and off-road parking, adding to the convenience of this delightful home. This property is not just a house; it is a wonderful family home that offers a peaceful lifestyle in a desirable location. With its modern features and thoughtful design, it is sure to appeal to those looking for a comfortable and stylish living space.



Entrance Hall 6'05 x 5'06 (1.96m x 1.68m)



The hall is accessed via composite front door . Radiator. Ceramic floor tiles. Stairs rising to the first floor.

Cloakroom 4'09 x 3'01 (1.45m x 0.94m)



Fitted with a low level WC, hand wash basin, radiator and ceramic floor tiles.

Lounge 18'09 x 10'03 (5.72m x 3.12m)



The spacious lounge has a window to the front elevation and a set of French doors open into the rear garden. Two radiators. Television point.

Utility 5'11 x 6'05 (1.80m x 1.96m)



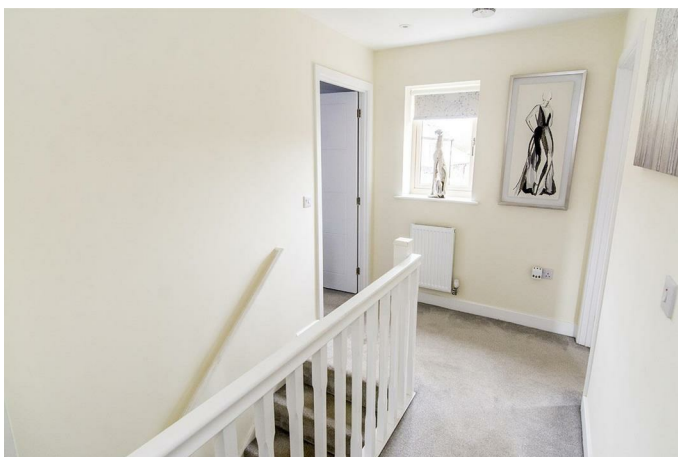
Double glazed back door, ceramic floor tiles, stainless steel sink unit, space for a washing machine and tumble dryer, radiator.

Dining Kitchen 9'05 x 29'09 (2.87m x 9.07m)



This spacious dining kitchen has dual aspect windows to front and rear, a set of French doors open into the garden, two radiators, ceramic floor tiles, breakfast bar seating area, cream cabinets with complimenting surfaces. Bosch Oven, gas hob and extractor fan. Integral dishwasher & fridge freezer and a stainless steel one and half sink unit.

Landing 9'10 x 6'01 (3.00m x 1.85m)



Galleried landing, loft access, storage cupboard.

Bedroom One 14'05 x 10'05 (4.39m x 3.18m)



A double bedroom with a window to rear and a radiator.

En-Suite 3'10 x 8'04 (1.17m x 2.54m)



Fitted with a low flush WC, hand wash basin, shower enclosure, ceramic wall tiles, heated towel rail and an obscure glazed window .



**Bedroom Two 9'05 x 9'10 (2.87m x 3.00m)**



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

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



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

**Bathroom 7'05 x 5'06 (2.26m x 1.68m)**



Fitted with a low level WC, hand wash basin, bath with shower & screen, chrome heated towel rail and ceramic wall tiles.

## Garage

A single garage with power & light and an up & over door.

## Garden



The landscaped garden is mainly laid to lawn with a paved patio seating area and well stocked shrub borders. A gate leads to the drive and garage.



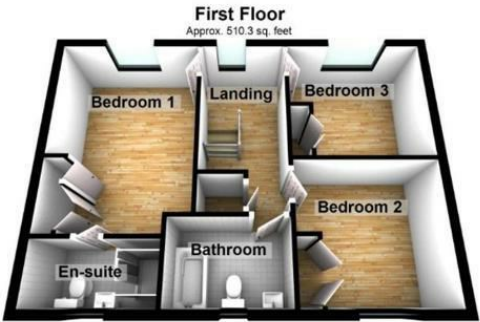
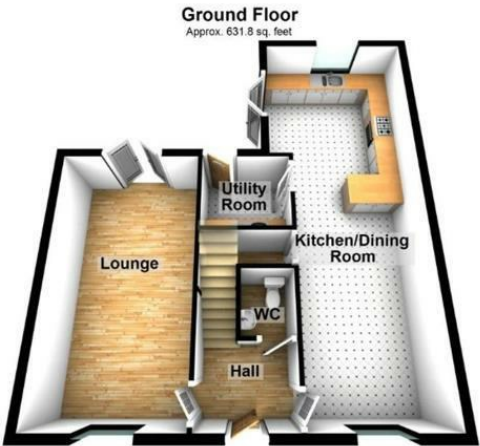
## Garden Picture Two



## Outside & Parking

A drive provides ample off road parking which leads to the single garage.

Floor Plan

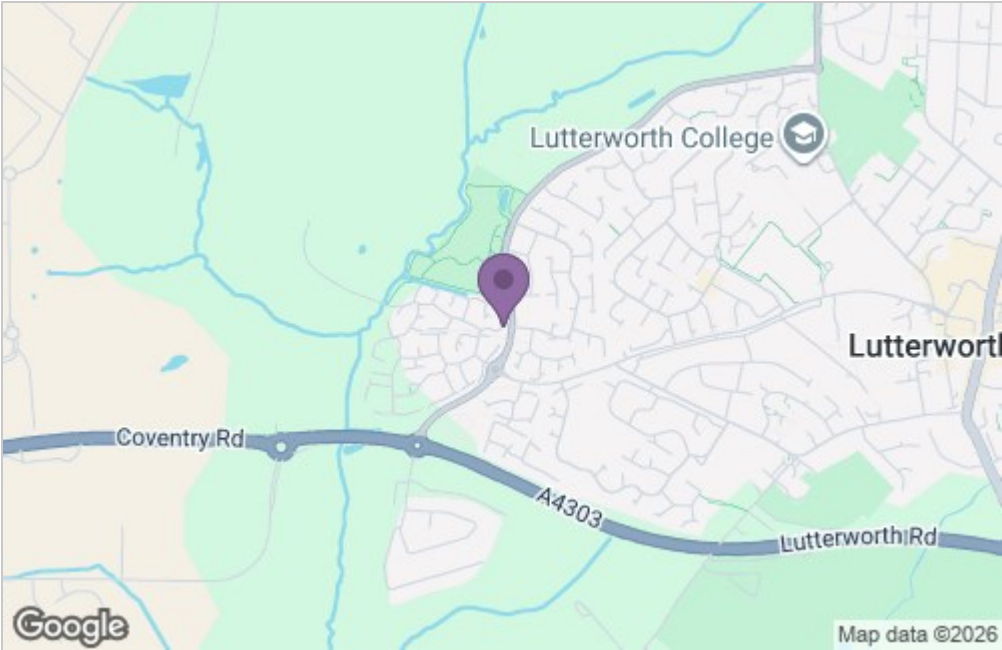


Total area: approx. 1142.1 sq. feet

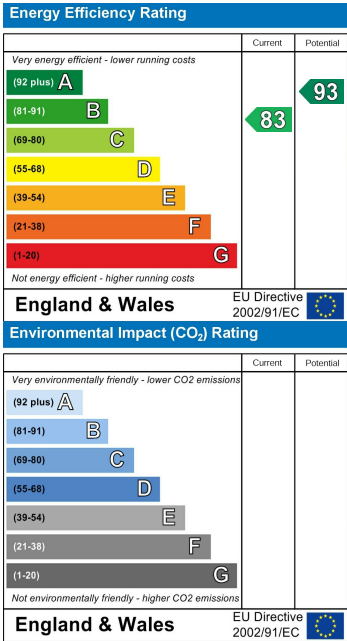
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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