

11 Mountbatten Way, Lutterworth, LE17 4YD



Offers Over £270,000

Located in the desirable area of Mountbatten Way, Lutterworth, this charming three-bedroom semi-detached house presents an excellent opportunity for families seeking a comfortable and flexible living space. The property has been thoughtfully extended by the current owners, enhancing its appeal and functionality. Upon entering, you are greeted by a welcoming hall that leads to a spacious lounge, perfect for relaxation and family gatherings. This inviting space seamlessly flows into a delightful conservatory, where French doors open out to the garden, allowing for a seamless connection between indoor and outdoor living. The fitted kitchen, located at the front of the property, is well-equipped for culinary enthusiasts, while the dining room, also featuring French doors to the garden, provides an ideal setting for entertaining guests. The first double bedroom boasts built-in wardrobes, offering ample storage, while the second double bedroom benefits from an en-suite shower room, providing added convenience. The third bedroom, though a single, is versatile enough to serve as a home office, catering to the needs of modern living. A family bathroom completes the accommodation, ensuring comfort for all. The exterior of the property is equally impressive, with a pretty garden that features several paved patio seating areas, perfect for enjoying the outdoors throughout the year. The well-kept lawn is surrounded by vibrant shrub borders, creating a tranquil retreat. To the front, a block-paved driveway provides ample off-road parking, adding to the practicality of this lovely home. In summary, this semi-detached house on Mountbatten Way is a wonderful family home that combines space, style, and convenience in a sought-after location.

Service without compromise

Hall



Enter the property via a modern composite front door, to where you will find the stairs that rise to the first floor.

Kitchen 8'9" x 6'8" (2.67m x 2.03m)



Fitted with cream cabinets and complementing work surfaces, stainless steel sink with mixer taps, gas hob and an extractor fan. There is space and plumbing for a washing machine and a fridge and freezer. There is a window to the front and a the gas central heating boiler is mounted on the wall.

Kitchen (Photo Two)



Lounge 12'9" x 13'8" (3.89m x 4.17m)



This spacious lounge has a window to the rear aspect and a door that opens into the conservatory. The focal point of this homely room is truly the fireplace housing an electric fire with a marble backdrop. Solid oak flooring throughout.

Lounge (Photo Two)



Dining Room 16'8" x 7'9" (5.08m x 2.36m)



This versatile room has a window to the front aspect and a set of French doors that open into the garden. Solid oak flooring throughout.

Conservatory 8'8" x 8'8" (2.64m x 2.64m)



This sunny room has solid oak flooring throughout and a set of French doors that open into the garden.

Conservatory (Photo Two)



Landing



Giving access to the bedrooms and bathroom.

Bedroom One 11'3" x 12'10" (3.43m x 3.91m)



This double bedroom benefits from built in wardrobes. A dual aspect window to the front and a radiator.

Bedroom One (Photo Two)



Bedroom Two 13'7" x 7'9" (4.14m x 2.36m)



This double bedroom has a window to the front aspect and a radiator. Oak laminate flooring throughout. A door opens into the En-suite.

Bedroom Two (Photo Two)



En-Suite (Photo Two)



En-Suite 7'9" x 2'11" (2.36m x 0.89m)



Bedroom Three 11'3" x 7'9" (3.43m x 2.36m)



Fitted with a low-level W/C and a pedestal hand wash, shower with bi-folding doors and a Mira electric shower. Oak laminate flooring throughout and ceramic wall tiles. An opaque window to the rear aspect and a radiator.

This single bedroom has a window to the rear aspect that overlooks the well maintained garden. This bedroom is currently being used as a bedroom and a work from home office.

Bathroom 5'8" (max) x 4'8" (min) x 8'3" (1.73m (max) x 1.42m (min) x 2.51m)



Fitted with a low-level W/C, pedestal hand wash basin and a bath. Ceramic wall tiling throughout and painted floorboards. An opaque window to the rear aspect and a radiator.

Garden



This pretty garden has several seating areas - a great addition for enjoying al fresco dining with friends and family during the summer months. The lawn is surrounded by well stocked shrub borders.

Garden (Photo Two)



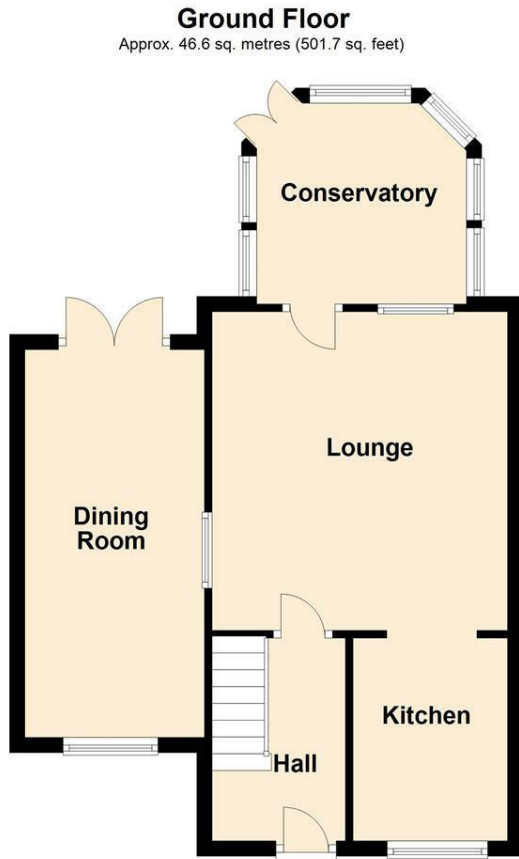
Outside & Parking

To the front of the property you will find a block paved drive that provides ample off road parking.

Note For Prospective Buyers

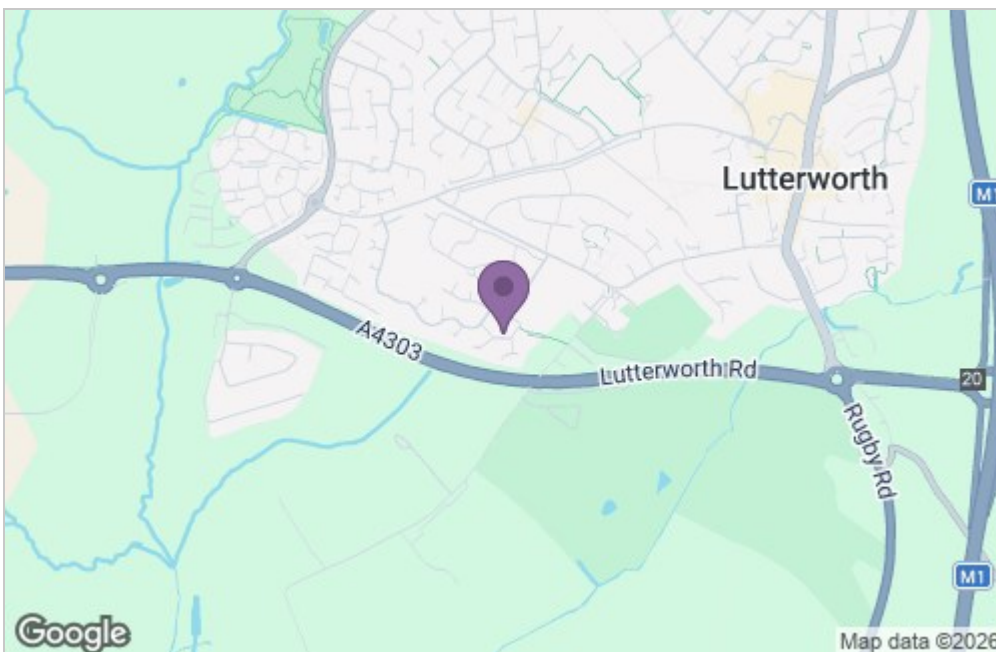
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

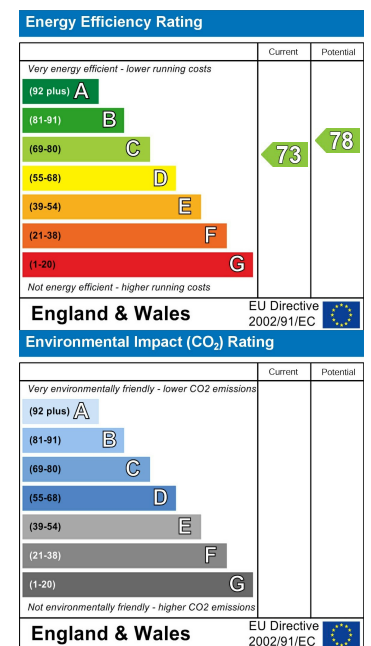


Total area: approx. 89.3 sq. metres (960.7 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise