



Lutterworth Road, Hinckley, LE10 2DL

£435,000

Highly individual detached four bedroom family home which forms part of this small, exclusive development consisting of only similar style properties and providing high degrees of privacy from all aspects. The property has a very contemporary feel with large open plan living areas and tastefully decorated rooms throughout the property. The property is situated adjacent to open countryside and provides good access to local shops, schools and amenities.

The accommodation includes an entrance hall, ground floor living room, contemporary fitted open plan 29' dining kitchen with family area, guest cloakroom and utility room. To the first floor there is a master bedroom with ensuite shower room and dressing area, three further good sized bedrooms and a family bathroom. Outside the property has ample off road parking leading to a large garage, gardens with good degrees of privacy to front and rear.



145 Lutterworth Road, Burbage, Hinckley, LE10 2DL

ENTRANCE HALL

Open plan with stairs to first floor

KITCHEN FAMILY DINING AREA

29'2" x 15'8" (8.9 x 4.8)

Bright, open plan and spacious kitchen family dining area fitted with contemporary units, integrated appliances, dining/sitting area, sliding doors to living room

LIVING ROOM 11'5" x 10'5" (3.5 x 3.2)

Bi fold doors to rear gardens. The room has high degrees of privacy and allows natural light into the room and provides access to rear gardens

UTILITY ROOM 6'2" x 5'2" (1.9 x 1.6)

A practical well appointed room for washing and drying facilities and allowing access to the rear gardens

CLOAKROOM WC

Low level wc, wash hand basin, tiled walls

FIRST FLOOR LANDING

Bright and spacious landing area with access to all rooms, velux windows

MAIN BEDROOM 19'4" x 14'1" (5.9 x 4.3)

Double bedroom with access to en suite and dressing area with fitted wardrobes

DRESSING AREA

Double glazed window, fitted wardrobes

EN SUITE

Shower enclosure, low level wc, wash hand basin, tiled surrounds, frosted double glazed window

BEDROOM 10'2" x 9'2" (3.1 x 2.8)

Double glazed window, carpet flooring

BEDROOM 10'9" x 9'6" (3.3 x 2.9)

Double glazed window, carpet flooring

BEDROOM 12'5" x 12'5" (3.8 x 3.8)

Double glazed window, carpet flooring

MAIN BATHROOM

Matching white bathroom suite with tiled surrounds, frosted double glazed window

OUTSIDE

The rear gardens provide good degrees of privacy and have a raised patio seating area, lawned area, gated size access to the front of the property. The garage provides power and light and allocated parking to the front of the property.





