



Woodlea Avenue, Lutterworth, LE17 4TU

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Property Description

A detached four bedroom family home of in excess of 1600 square feet, located towards the edge of the town centre offering flexible, and well planned living space, across two floors.

As you enter, you are greeted by a spacious hallway with a staircase rising to the first floor. The guest cloakroom with w/c and wash basin is off, as are connecting doors to the downstairs rooms.

The living room is a bright and airy space being dual aspect, with a fire surround and a raised hearth; sliding doors take you through into the conservatory which enjoys views and direct access to the rear garden, and a set of double doors link you through into the formal dining room which offers good space for entertaining and views over the rear garden.

The breakfast kitchen is fitted with a comprehensive range of high gloss base and wall units, with a complimentary worktop and an inset sink with drainer. Integrated appliances include an electric oven with induction hob over and extractor hood above; there is space for dishwasher and freestanding fridge freezer and a breakfast bar. The utility room offers plumbing for a washing machine, space for a condenser dryer and a door that accesses the side of the property.

To the first floor there are four bedrooms, with the primary bedroom boasting a dressing area and ensuite shower room that is fitted with a modern suite comprising of a walk in shower, integrated w/c and wash hand basin. The three further bedrooms share the refitted family bathroom that has a shower over the bath with a fitted screen, integrated w/c and wash basin with useful storage space under.

Outside: To the front there is a generous driveway approached through a 5 bar gate with parking for four cars, this in turn leads to a double detached garage. To the side of the driveway is a well maintained garden with well stocked borders.

The rear garden is laid to lawn with a generous patio area, a shaped lawn, established shrubs and trees, being enclosed by timber fencing.





Key Features

- Four Bedroom Detached Family Home On A Generous Plot
- Entrance Hallway, Guest Cloakroom w/c
- Dual Aspect Living Room
- Conservatory
- Dining Room
- Breakfast Kitchen, Utility Room
- Primary Bedroom With Dressing Room And En-Suite
- Three Further Bedrooms, Re-Fitted Bathroom
- Double Garage, Car Standing
- South Facing Rear Garden, In All About 0.11 Acres

**Offers Over
£430,000**

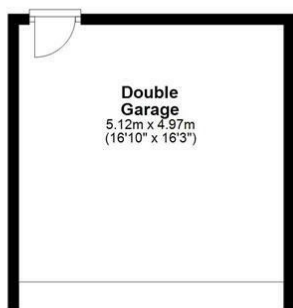
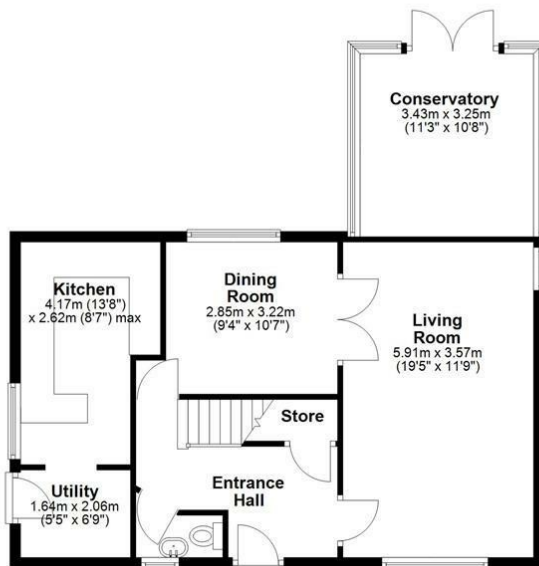




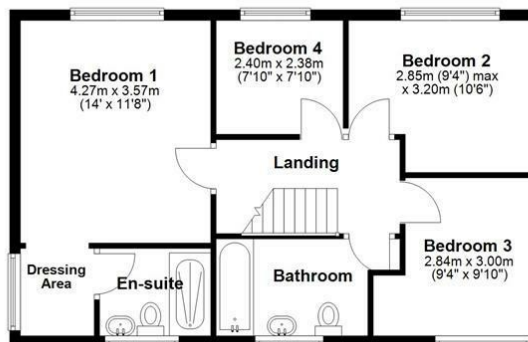


Floorplan

Ground Floor
Approx. 93.7 sq. metres (1008.3 sq. feet)



First Floor
Approx. 57.0 sq. metres (613.8 sq. feet)



Total area: approx. 150.7 sq. metres (1622.2 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority
Harborough District Council

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To arrange a viewing please contact our Market Harborough (Sales) office on 01858 431315



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