



28 ROWAN DRIVE, LUTTERWORTH, LE17 4SP





SUMMARY

Introducing the perfect family home, a newly renovated and extended 3-bedroom detached property on Rowan Drive, Lutterworth. The property boasts a garage with internal access and electric door, as well as a car standing space to the front. The home is perfect for families who prioritise good schools, green spaces, excellent local amenities, and transport links.

The property has been fully rewired with a new consumer unit and features new double radiators. It is double glazed throughout and features new French doors to allow access to the charming garden from the dining room. The property was taken back to brick before being renovated.

DOWNSTAIRS

The large open plan living/dining area is perfect for spending time with family and entertaining, with a bay window at one end and new French doors with safety glass at the other end let in lots of natural



light. The staircase has been sanded back to wood before being repainted.

The brand new custom-designed Howdens kitchen features a rangemaster hob ample storage from eye and base level unit, stainless steel sink, worktops, space for appliances and internal access to the garage and garden.

The immaculate new downstairs WC and cloakroom are accessed from the dining area and have a sink that is integrated into the low flush WC. The private garden is perfect for entertaining and relaxing with its patio, lawn area, and shed for storage.

UPSTAIRS

Upstairs, there is a large landing with a cosy nook that lead to the three double bedrooms, all with plush new carpets, high ceilings and TV points.

The master bedroom has built-in wardrobes, a further built-in storage space, and a large double glazed window to the front. The second bedroom is currently arranged as a home office and offers a nice view of the rear garden, while the third double bedroom is equally as comfortable and would make a great kids' bedroom.

The family bathroom is brand new and immaculate, with stunning herringbone tiling, recessed spots in the ceiling, a double heated towel rail, low flush WC, bath with rainfall shower above, and plenty of built-in storage.

FEATURES

Families will appreciate the proximity to local nurseries, primary schools, and secondary schools, supermarkets and green spaces all within walking distance, check our local area guide for more information.

The property benefits from high-speed internet in the area, and white goods are included in the sale

This property is move-in ready and offers plenty of space and utility for families to build a life and make memories for years to come. Don't miss this opportunity to make it your own!





LOUNGE

22' 10" x 13' 6" (6.97m x 4.12m)

DINING ROOM

19' 2" x 10' 2" (5.86m x 3.12m)

KITCHEN

12' 9" x 11' 1" (3.91m x 3.40m)

MASTER BEDROOM

16' 0" x 10' 3" (4.88m x 3.13m)

BEDROOM/ STUDY

13' 6" x 8' 9" (4.12m x 2.68m)

BEDROOM 3

11' 10" x 8' 0" (3.63m x 2.46m)

BATHROOM

8' 2" x 8' 2" (2.51m x 2.49m)

AREA GUIDE

Lutterworth is a lovely market town in Leicestershire, located approximately 14 miles southeast of Leicester city centre with plenty of local amenities and excellent transport links.

Schools:

Lutterworth High School: This secondary school has an overall rating of "Good" from Ofsted and is located on Woodway Road. They offer a range of subjects, including vocational courses and extra-curricular activities.

Sherrier CofE Primary School: Located on Bitteswell Road, this primary school has been rated as "Outstanding" by Ofsted. They provide a friendly and nurturing environment for children aged 4-11.

Lutterworth College: This secondary school on Bitteswell Road has also been rated as "Outstanding" by Ofsted. They offer a wide range of subjects and

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GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, etc. are only intended as approximate and are not intended to be used for any other purpose in this contract. This plan is for illustrative purposes only and should not be used as a basis for any purchase or purchase. The layout, fixtures and fittings shown here are not intended to be guaranteed. See the full contract for details. Made with Metron 12/22