



**FOR SALE**

4 Bed Detached House in Gloster Road, Lutterworth, LE17 4QS

**Offers Over £550,000**



## PROPERTY FEATURES

- Executive Family Home
- Detached
- Four Bedrooms
- En-Suite & Dressing Room To Master
- Double Garage
- Great Location
- Orangery
- Large Family Kitchen Diner
- Show Home Condition
- Call To View



## FULL DESCRIPTION

### SUMMARY

There is a show home finish to this executive detached family home. The property is an ideal family home with versatile living space, good size rooms and a great location for local amenities, the motorway networks and schools. The accommodation comprises entrance hall, downstairs w.c., lounge, good size kitchen diner, snug, orangery, utility room, four double bedrooms, en-suite and dressing room to master, family bathroom, double garage, off road parking and pleasant rear garden. One not to miss!

### ENTRANCE HALL

With Amtico flooring, security alarm pad, thermostat, stairs off to the first floor and radiator.

### LOUNGE

16' 11" x 11' 11" (5.16m x 3.63m) With t.v. point, two radiators and window to the front elevation.

### WC

5' 11" x 3' 7" (1.8m x 1.09m) Comprising vanity wash hand basin, low flush w.c., tiled splash backs, extractor fan and radiator.

### KITCHEN/DINER

22' 3" x 16' 6" (6.78m x 5.03m) Comprising base and wall mounted units with quartz worktops, island with sink unit and drainer and built in dishwasher, built in five ring gas hob, double oven, microwave, fridge freezer, extractor hood, tiled floor, spotlights, French doors to the rear garden, two windows to the rear elevation, radiator, t.v point and window to the side elevation.

### SNUG

11' 2" x 10' 1" (3.4m x 3.07m) With radiator.

### ORANGERY

14' 11" x 10' 8" (4.55m x 3.25m) With ceiling lantern, two feature radiators, two windows to the side and rear elevations and spotlights.





# Phillips George



## UTILITY ROOM

9' 8" x 5' 1" (2.95m x 1.55m) Comprising base mounted units with complementary work surfaces, sink unit with drainer, wall mounted boiler, plumbing for washing machine, vent for tumble dryer, door to the rear, under stairs storage cupboard, tiled floor, extractor fan, thermostat, radiator and courtesy door to the garage.

## LANDING

With airing cupboard, storage cupboard, radiator and access to the loft. The loft is part boarded with a ladder.

## MASTER BEDROOM

15' 7" x 12' 3" (4.75m x 3.73m) With window to the front elevation, radiator and thermostat.

## ENSUITE

7' x 6' 5" (2.13m x 1.96m) Comprising double shower cubicle, vanity wash hand basin, low flush w.c., tiled splash backs, extractor fan, heated towel rail, spotlights and window to the front elevation.

## DRESSING ROOM

9' 8" x 5' 11" (2.95m x 1.8m) With a selection of built in wardrobes, spotlights, radiator and window to the side elevation.

## BEDROOM

12' 10" x 10' 11" (3.91m x 3.33m) With built in wardrobes, square bay window to the front elevation and radiator.

## BEDROOM

11' 11" x 10' 9" (3.63m x 3.28m) With built in wardrobes, window to the rear elevation and radiator.

## BEDROOM

12' 1" x 10' 1" (3.68m x 3.07m) With built in wardrobes, radiator and window to the rear elevation.

## BATHROOM

10' 2" x 7' (3.1m x 2.13m) Comprising shower cubicle, panelled bath, wash hand basin, low flush w.c., tiled splash backs, shaver point, extractor fan, heated towel rail, tiled floor, spotlights and window to the rear elevation.

## DOUBLE GARAGE

17' 1" x 15' 9" (5.21m x 4.8m) With two up and over doors, light and power.

## OUTSIDE

The front of the property has a lawned area with a hedged surround. There is also a driveway which provides ample off road parking. The rear garden is mainly to lawn with patio area, flower borders, decked area, outside tap, external power supply, gated side access and a fenced surround.

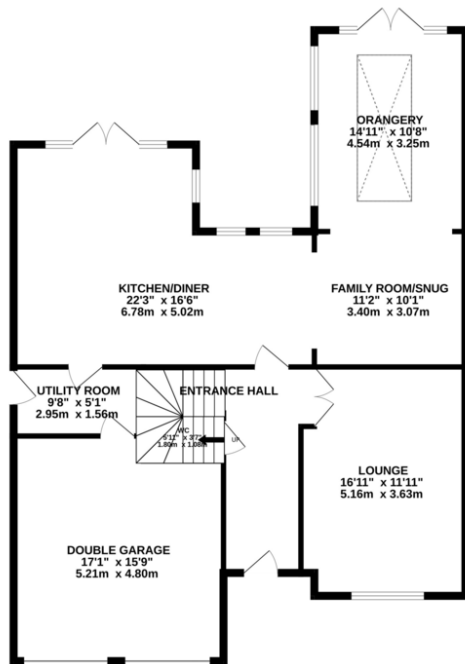




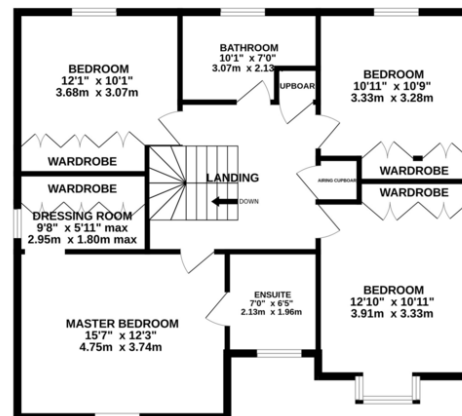
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		92
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
1218 sq.ft. (113.1 sq.m.) approx.



1ST FLOOR  
944 sq.ft. (87.7 sq.m.) approx.



TOTAL FLOOR AREA : 2162 sq.ft. (200.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

