



11 Dyson Close, Lutterworth

Guide Price £400,000







## 11 Dyson Close

Lutterworth, Lutterworth

Spacious four-bed detached home with modern kitchen, en-suite master, garage, driveway, and garden. Sought-after location near schools, shops, and parks. Freehold. EPC D. Council tax band D.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 4 Bedroom Detached House
- 2 Reception Rooms
- Modern Breakfast Kitchen
- Enclosed Rear Garden
- Driveway and Garage
- Master Bedroom with En-suite
- Freehold
- EPC - D
- Council Tax Band - D







## Porch and Hallway

### Kitchen

18' 10" x 8' 8" (5.73m x 2.63m)

A bright and modern fitted kitchen featuring stylish shaker-style units, wood-effect worktops, and attractive tiled splashbacks. Well equipped with an integrated oven and hob, extractor hood, ample storage, space for appliances, and room for casual dining, with plenty of natural light and a convenient rear access door.

### Dining Room

15' 10" x 10' 9" (4.83m x 3.28m)

A generously sized dining room positioned at the heart of the home, offering access to the staircase, double doors leading to the lounge, and direct access to the kitchen. Ideal for entertaining and family dining, the room is enhanced by a large window providing plenty of natural light and is finished with grey carpeting throughout.

### Lounge

11' 8" x 17' 3" (3.55m x 5.25m)

Situated to the front of the property, the lounge is accessed via double doors from the dining room and offers a welcoming living space. Features include attractive built-in shelving, a stylish feature wall, and a sunken inset fireplace, all complemented by grey carpeting that flows throughout the home.

### Downstairs WC

A practical and well-presented ground floor WC with shower, ideal for family living. Fully tiled throughout, the room features a cubicle shower, hand basin with under-sink storage, heated towel rail, and WC, making it a valuable addition to the home.







### Bedroom 1

10' 3" x 8' 8" (3.13m x 2.63m)

Spacious master bedroom featuring a private ensuite, good quality carpet, and built-in wardrobes with full-height mirrored doors, enjoying pleasant views over the rear garden.

### En-suite

5' 1" x 8' 7" (1.54m x 2.62m)

Modern en-suite shower room with sleek tiling, walk-in glass shower, wall-hung WC and sunken shelving, finished to a stylish, high standard.

### Bedroom 2

11' 11" x 11' 1" (3.63m x 3.38m)

Spacious second bedroom offering excellent proportions, flooded with natural light from a wide window, and finished with neutral decor.

### Bedroom 3

9' 0" x 9' 0" (2.74m x 2.75m)

Comfortable third bedroom offering integrated storage, soft neutral finishes and good natural light from window.

### Bedroom 4

9' 0" x 6' 6" (2.74m x 1.99m)

A good sized forth room with built in storage. Currently being used as an office, this room makes a great office, nursery or guest room.

### Bathroom

6' 0" x 10' 2" (1.83m x 3.10m)

Great family sized bathroom with bath, over the bath shower, sink with vanity unit, storage cupboard and WC. Light neutral tiling throughout.



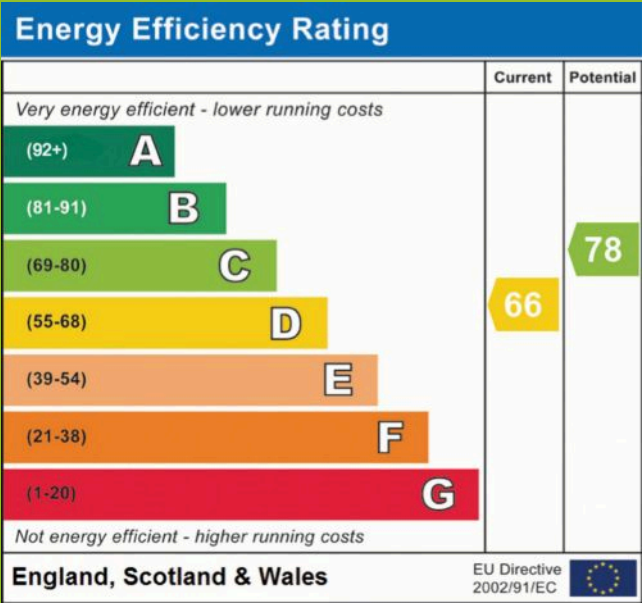


GARDEN

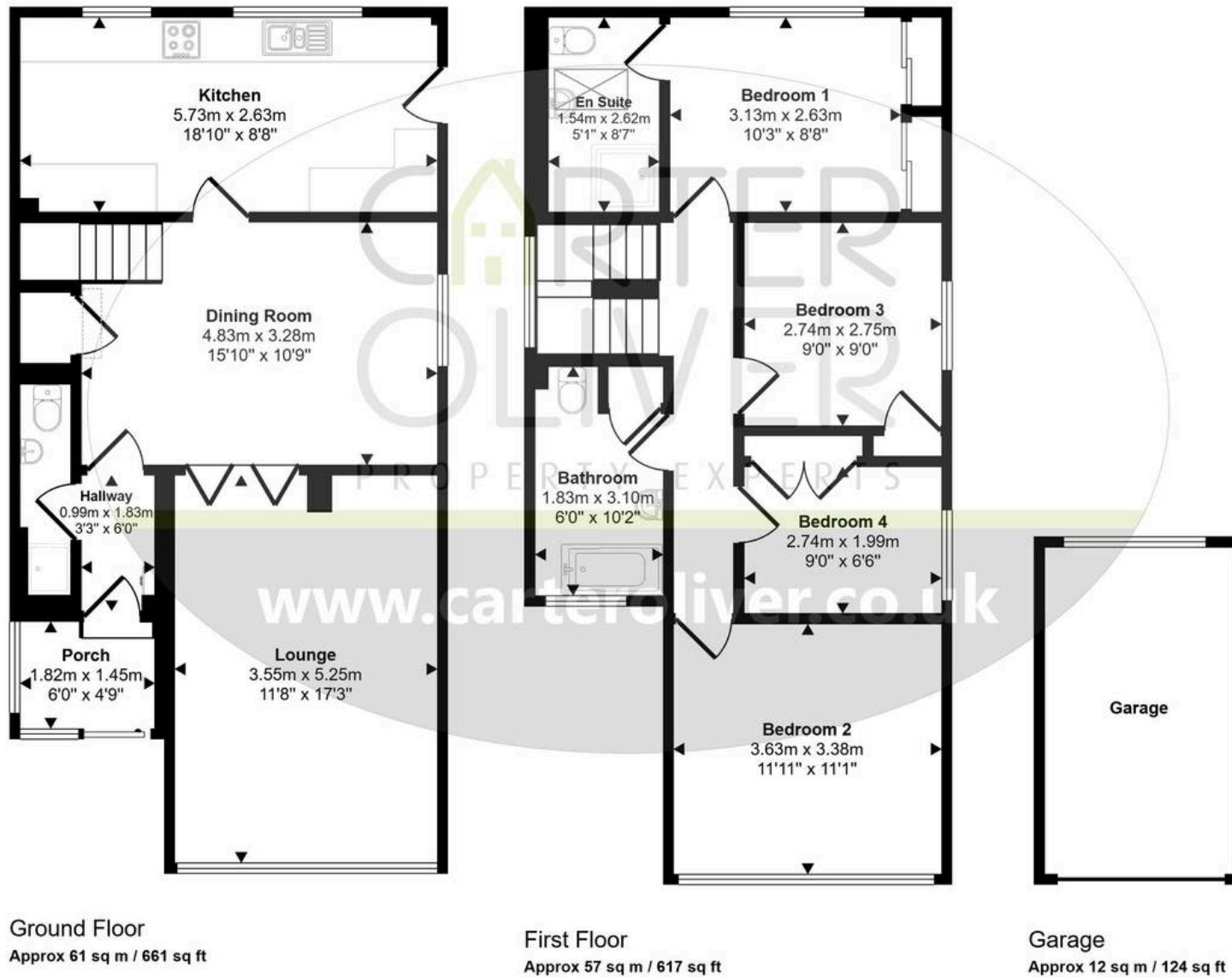
Enclosed, east-facing lawned garden with mature shrub borders, a raised planting area, and a separate patio space ideal for outdoor seating.

Garage  
Single Garage

Driveway  
4 Parking Spaces



Approx Gross Internal Area  
130 sq m / 1402 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





## Carter Oliver Property

Carter Oliver Property Experts Ltd, 8A Bank Street - LE17 4AG

01455 248033 / 01788 229434

[sales@carteroliver.co.uk](mailto:sales@carteroliver.co.uk)

[www.carteroliver.co.uk](http://www.carteroliver.co.uk)