



## 24 Juniper Close, Lutterworth

Guide Price £375,000

CARTER





## 24 Juniper Close

Lutterworth, Lutterworth

This stunning detached home was previously a 4-bedroom, 1 bathroom home, but has now been thoughtfully renovated into a Large 3 double-bedroom, two-bathroom home that offers an exceptional blend of modern style and comfort, thoughtfully designed for contemporary family living. The property welcomes you with the convenience of off-road parking for 2 cars on a private drive with a detached single garage. Inside, the open plan living area boasts abundant natural light, wood flooring, and contemporary decor, seamlessly connecting to the spacious rear garden through elegant sliding doors. The inviting open plan kitchen and dining space features a sleek white and Navy finish, with integrated appliances, sleek fixtures, and generous natural light, creating a perfect hub for family meals and entertaining. Each bedroom is bright and airy, complete with modern decor, built-in storage, and practical workspaces, offering comfortable retreats for every member of the household.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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- 3 Double Bed Detached
- Principal Bedroom with Ensuite and Built-in





#### **Ground Floor WC**

Located off the entrance hall, you will find a clean and neat ground floor WC with a window to the front of the house. There is a radiator on the wall.

#### **Lounge**

14' 10" x 13' 1" (4.52m x 3.98m)

A large, spacious lounge, which has been partly sectioned to allow room for a work-from-home space. This then leads to the large sliding patio doors which overlook the garden and patio space. A very clean modern space with fittings for a TV on the wall for a contemporary feel.

#### **Kitchen Diner**

17' 1" x 9' 4" (5.21m x 2.85m)

What a fabulous open-plan kitchen-diner you have here. The sleek white base units, along with the large drawer units, offer ample storage. They are complemented by wooden countertops. There are large windows to the front and rear of the house, and a contemporary built in Oven and fridge freezer unit in a contrasting rich Navy colour. The flooring is tiled for a clean finish, and there is a seamless opening into the Utility.

#### **Utility Room**

9' 6" x 4' 3" (2.89m x 1.29m)

Located off the Kitchen with a door that leads directly into the rear garden. This is where you will find the boiler that was fitted when the kitchen was refurbished in 2019. The flooring continues from the kitchen, and there is an additional storage cupboard and radiator.



## GARDEN

The garden is a good size with a large patio area that leads around to the side of the house, with a wooden gate leading out onto the driveway.

### Bedroom 1

8' 8" x 15' 9" (2.65m x 4.79m)

Bedroom 1 is located at the rear of the house, with 2 windows, which bring in lots of natural light. There are full-height fitted wardrobes with sliding doors to allow easy access to the bespoke internal hanging rails and shelving. There is a TV point on the wall with a door leading into the En-Suite.

### En-suite

5' 8" x 7' 3" (1.73m x 2.20m)

Previously the 4th bedroom of the home, this large En-suite Shower room has a wash stand with enamel sink, Quadrant Shower Cubicle and heated towel rail. There is a window to the side of the house and a WC built in.

### Bedroom 2

8' 4" x 13' 4" (2.53m x 4.07m)

A fabulous double bedroom to the front of the house. There is additional storage above the staircase, which the current owners have installed a hanging rail to provide even more wardrobe space. There is also a study area that provides an additional work-from-home space.

### Bedroom 3

8' 10" x 9' 4" (2.70m x 2.85m)

This is the 3rd double bedroom. This one is also at the front of the house and gives access to the loft space, which is part boarded and insulated.

### Family Bathroom

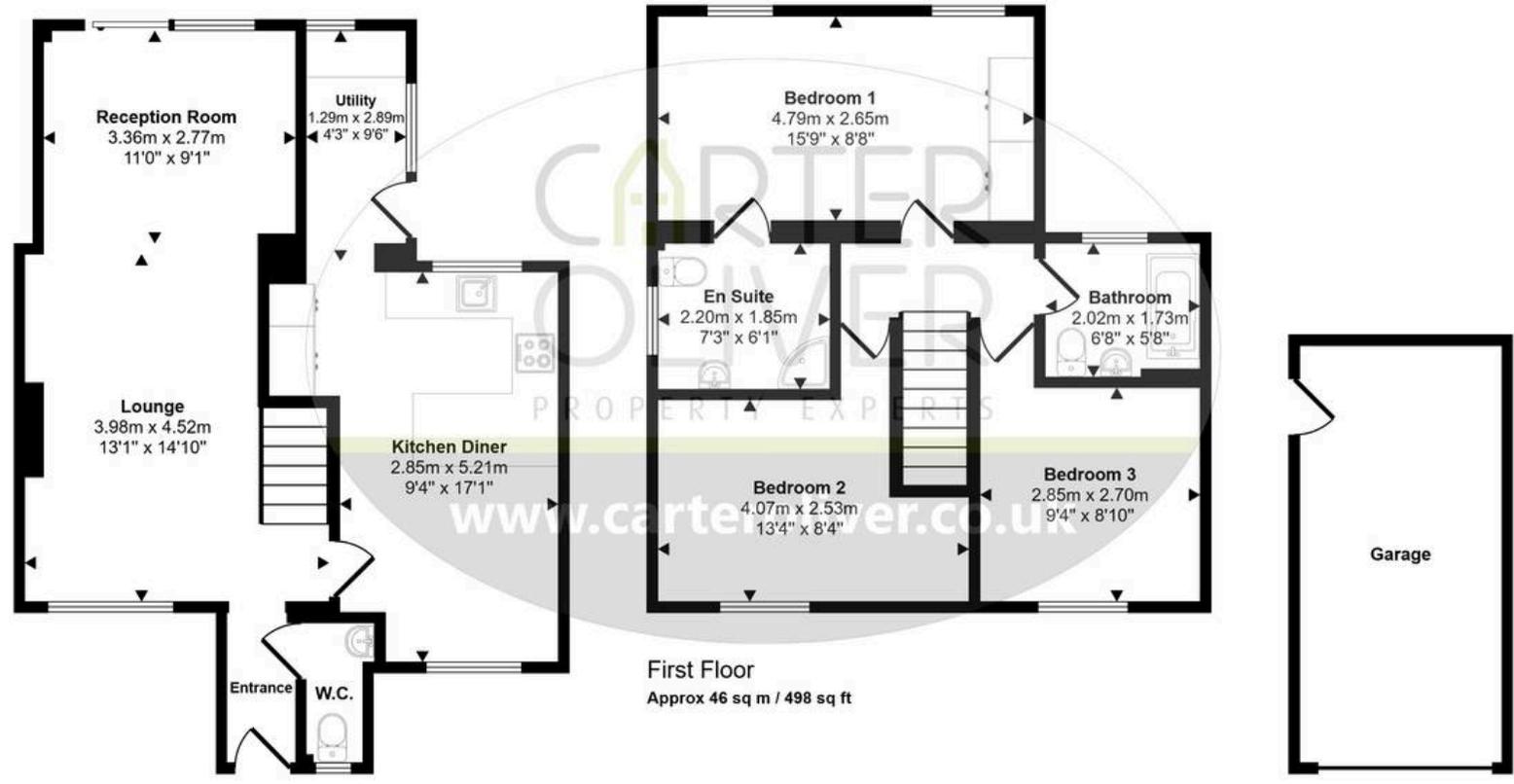
5' 8" x 6' 8" (1.73m x 2.02m)

A good-sized bathroom with a shower above the bath with a glass screen fitted. There is another sink with a wash stand beneath and a heated towel rail. The window is to the rear of the house.





Approx Gross Internal Area  
112 sq m / 1203 sq ft



Ground Floor  
Approx 51 sq m / 551 sq ft

First Floor  
Approx 46 sq m / 498 sq ft

Garage  
Approx 14 sq m / 154 sq ft

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)