



**3 Farm Field Court, Lutterworth**

Guide Price **£325,000**

CARTER





## 3 Farm Field Court

Lutterworth, Lutterworth

Stunning 3-bed, 3-bath semi-detached home in Lutterworth. Modern kitchen, landscaped garden, off-road parking, and stylish finishes throughout. Ideal for families or home office needs.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Underfloor Heating Throughout The Property
- Located on private road
- Landscaped private south facing garden with patio
- Executive 3 bed semi-detached home
- Off-road parking for 2 cars
- Stylish Modern kitchen
- Loft Storage
- Close to local amenities
- Stylish Modern bathrooms
- Spacious and bright living areas





### **Kitchen Diner**

10' 2" x 14' 8" (3.11m x 4.47m)

Sleek Modern Tiled Flooring, solid wood countertops with integrated appliances like Fridge freezer, Oven, 4 ring induction hob and dishwasher. All cupboards and draws are soft close.

### **Lounge**

19' 10" x 10' 8" (6.05m x 3.25m)

Cream carpeted floor, spacious room for all your furniture paired with the baywindow at the front of the property which fills the room with natural light.

### **Wc**

5' 3" x 3' 3" (1.60m x 0.98m)

This ground floor WC features a modern low-level toilet and basin with chrome fittings. Sage-green half-height wall panelling adds character, while a round gold-framed mirror, tiled flooring and coat hooks create a bright, stylish, and practical cloakroom ideal for guests.

### **Entrance Hall**

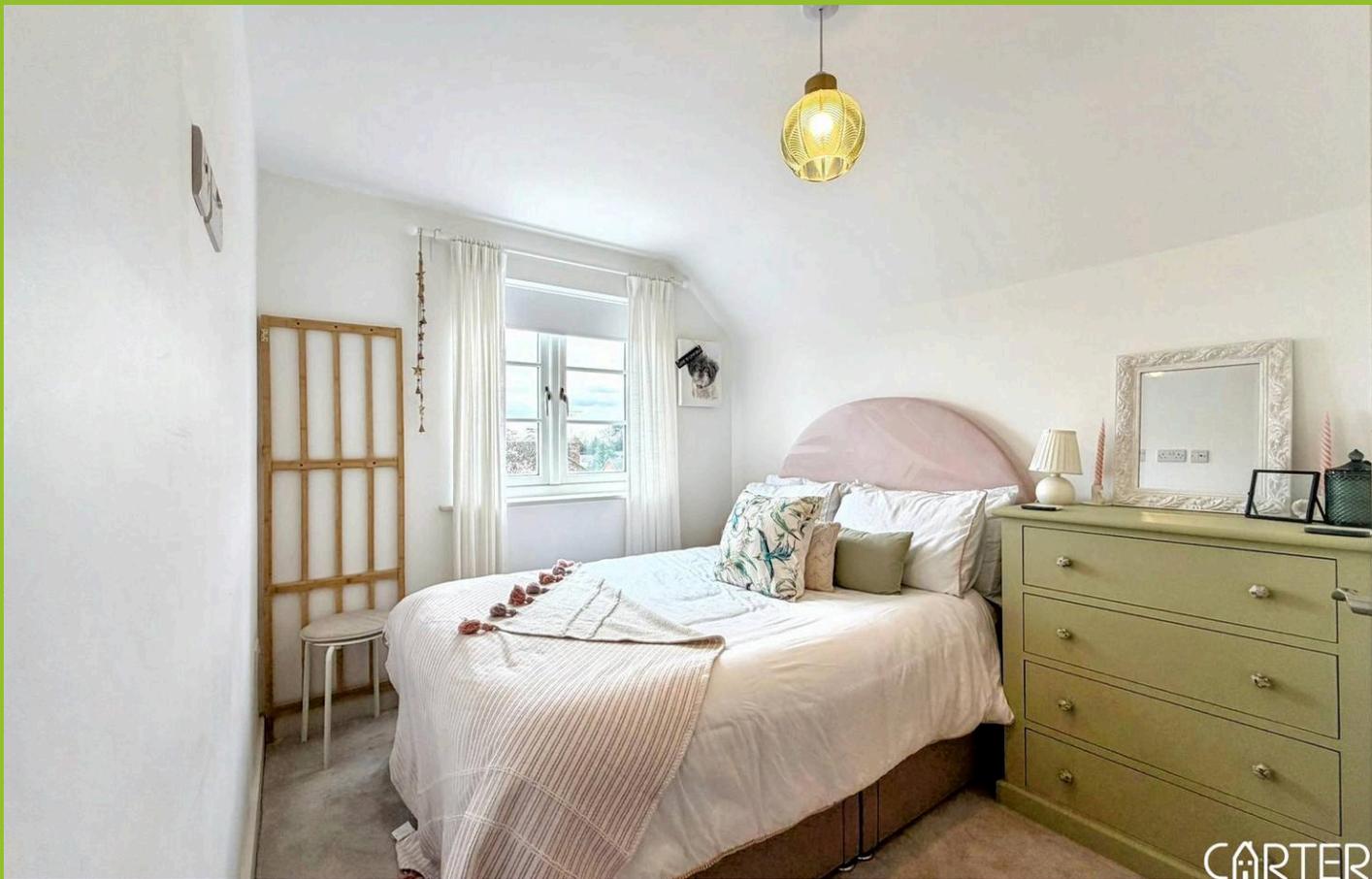
The Entrance Hall has a generous size not normally associated with newer build properties, you not only have tiled flooring throughout the ground floor apart from the lounge. The stairs has built in storage draws perfect for shoe storage.



### **Store**

6' 0" x 3' 7" (1.83m x 1.08m)

Located at the front of the property to the left of the front door, this room is perfect as a bike store.



### Bedroom 1

13' 8" x 8' 6" (4.17m x 2.58m)

Located at the front of the property, this is a great sized double bedroom with space for a king size bed, triple wardrobe and even an office desk.

### En-suite

3' 10" x 8' 0" (1.16m x 2.44m)

This stylish En-suite shower room features a modern walk-in shower with classic white metro tiling and chrome fittings, alongside a contemporary vanity unit with integrated basin and storage. Soft pastel walls create a bright and calming feel, complemented by a heated towel rail and sleek toilet, offering a practical and well-presented space for everyday comfort.

### Bedroom 2

9' 1" x 7' 11" (2.76m x 2.41m)

Located at the rear of the property, this double bedroom has a built in wardrobe with shelving in it, you also have ample space for additional furniture.

### Bedroom 3

12' 0" x 6' 6" (3.66m x 1.99m)

This bright and well-presented large single third bedroom, currently being used as a nursery. The room features a large window allowing plenty of natural light, neutral décor, and soft carpeting. Versatile in use as it can also be used as a home office.



### Bathroom

6' 4" x 5' 7" (1.93m x 1.71m)

Stylish and well-presented modern bathroom featuring classic white metro wall tiles, a panelled bath with overhead shower, with contemporary chrome fittings. The space also includes a vanity unit with integrated basin, illuminated mirror and practical wall shelving, creating a bright and functional room ideal for modern living.

## GARDEN

Landscaped south facing garden with side access to the front of the property, large patio area ideal for hosting, external water tap, with outdoor plug sockets and original brick wall from the old orchard.

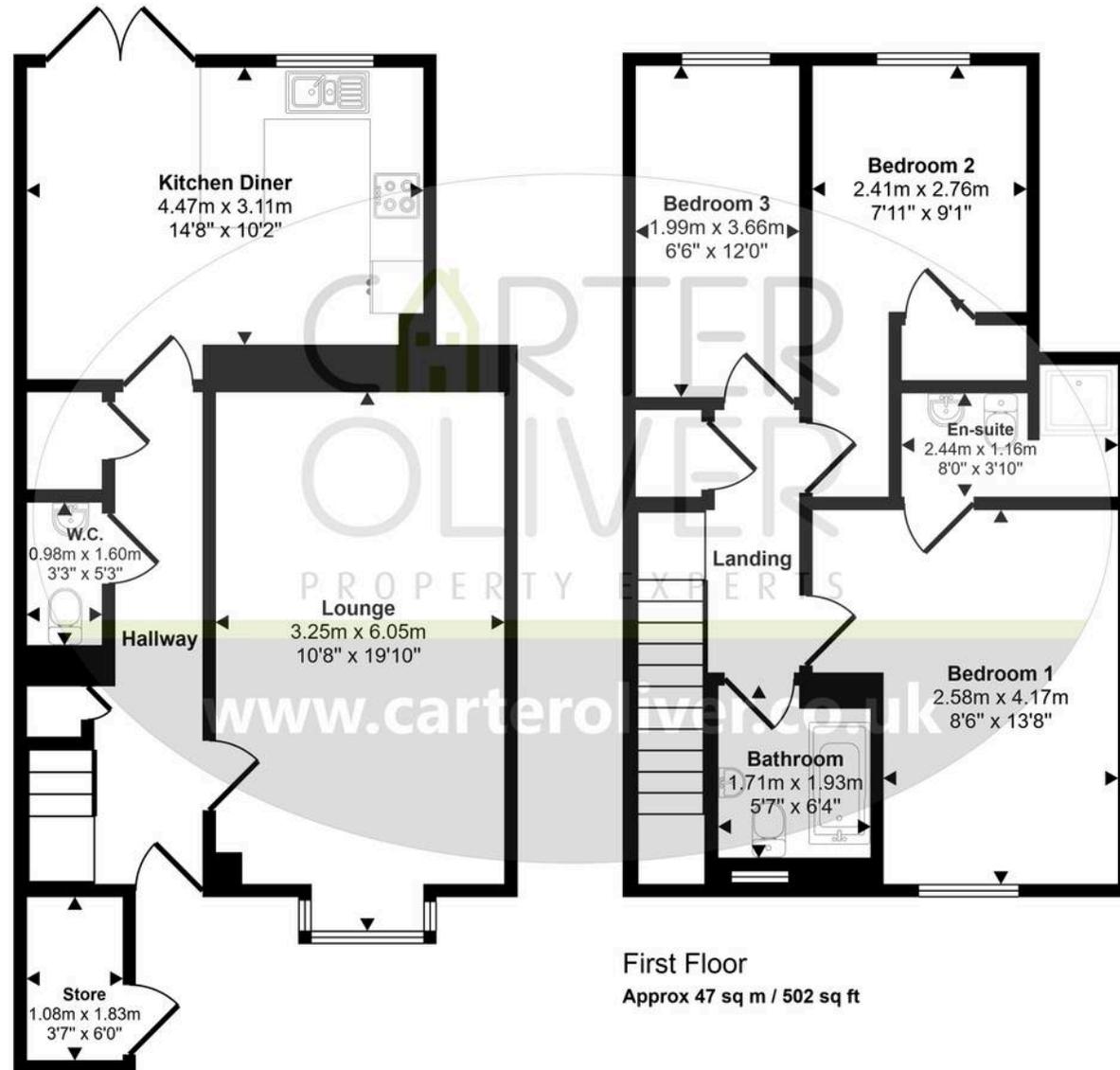
## DRIVEWAY

2 Parking Spaces

Parking located at front of the house with two side by side spaces.



Approx Gross Internal Area  
96 sq m / 1030 sq ft



**Ground Floor**  
Approx 49 sq m / 528 sq ft

**First Floor**  
Approx 47 sq m / 502 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.



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