



**31 Robinia Close
Lutterworth, LE17 4FS**

GUIDE PRICE £500,000



EXTENDED LOUNGE

PRIVATE REAR GARDEN



Description

A RARE OPPORTUNITY to purchase a LARGE EXECUTIVE home which has been EXTENSIVELY EXTENDED to provide EXCELLENT FAMILY ACCOMMODATION. This BRYANT built HOME is CONVENIENTLY situated on the popular Lilac Drive Estate in LUTTERWORTH and has been owned SINCE NEW by the sellers. Not only have they extended the downstairs, but the upstairs as well giving you 4 LARGE DOUBLE BEDROOMS and a 5TH LARGE SINGLE. The 4 RECEPTION ROOMS (Lounge, Dining Room, Conservatory and Office) offer a growing family their OWN SPACE with the LIGHT SPACIOUS LOUNGE having a FABULOUS CONTEMPORARY FIREPLACE. The HOME OFFICE is set away from the other living accommodation to give privacy whilst working. The REFURBISHED BREAKFAST KITCHEN with CENTRE ISLAND is a WONDERFUL FOCAL POINT for all those FAMILY get togethers. The LARGE CORNER PLOT also has a DOUBLE DETACHED GARAGE and a DRIVEWAY which fits at LEAST 4 CARS. For your VIEWING ARRANGEMENTS, please contact our office directly on 01455 248033.

- FIVE BEDROOM DETACHED
- CORNER PLOT IN CUL DE SAC LOCATION
- ENSUITE TO PRINCIPAL BEDROOM
- FAMILY BATHROOM
- REFURBISHED BREAKFAST KITCHEN
- FOUR RECEPTIONS
- PRIVATE HOME OFFICE/RECEPTION 4
- DOUBLE DETACHED GARAGE
- PARKING FOR AT LEAST 4 CARS
- EPC - D



DINING ROOM WITH ACCESS TO REAR GARDEN PATIO AREA. REAR



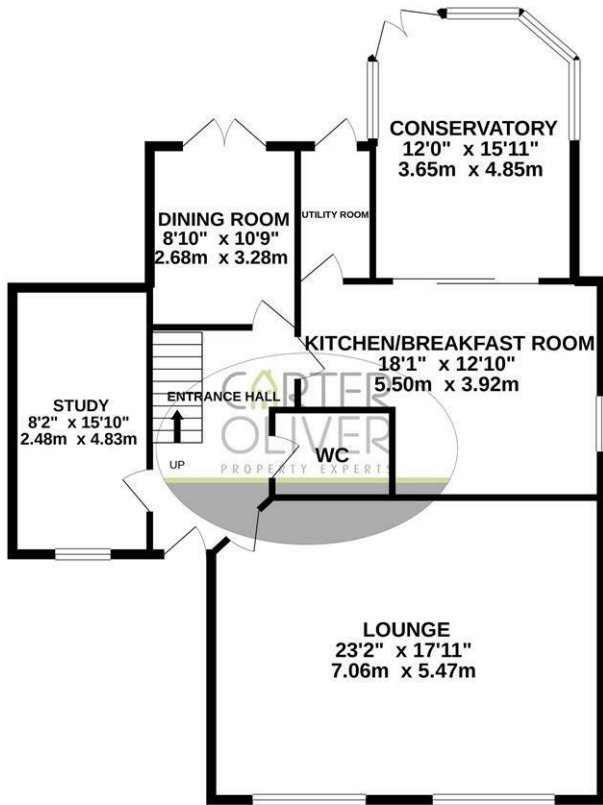
CONSERVATORY WITH KARNDEAN FLOORING AND ACCESS TO GARDEN



PRINCIPLE BEDROOM WITH 4 PIECE ENSUITE

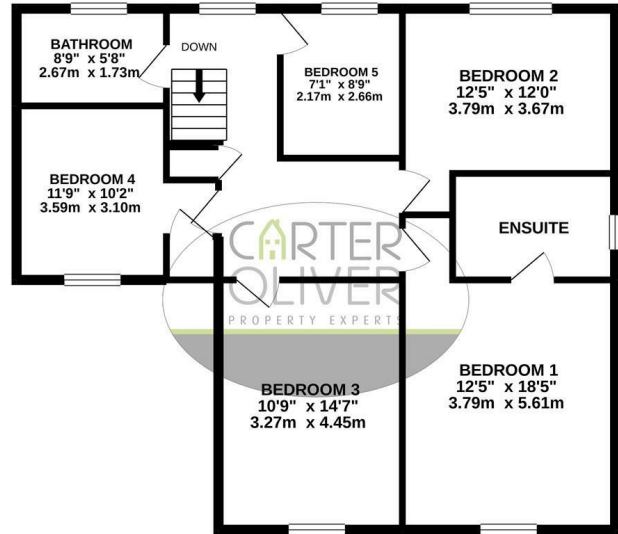


GROUND FLOOR
1188 sq.ft. (110.4 sq.m.) approx.



TOTAL FLOOR AREA: 1188 sq.ft. (110.4 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 operating efficiency can be given.
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1ST FLOOR
905 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA: 905 sq.ft. (84.1 sq.m.) approx.
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Area Map



Viewing

Please contact our LUTTERWORTH Office on 01455 248033 if you wish to arrange a viewing appointment for this property or require further information visit our website at www.carteroliver.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

