



3 Macaulay Road, Lutterworth, Leicestershire, LE174XB

MOORE  
& YORK



### Property at a glance:

- Spacious Detached Family Home
- Lounge, Dining Room & Conservatory
- Kitchen/Breakfast Room & Utility Room
- Shower Room, Bathroom & En-Suite WC
- Sought After Saxon Field Development
- No Upward Chain
- Ample Parking & Double Garage
- Gas Central Heating & D\G

£450,000 Freehold



Spacious detached four double bedroom family home situated on the highly popular Saxon Fields residential development in Lutterworth offering easy access to all local facilities, beautiful open countryside walks and the M1 road junction offering excellent transport links. The property is being sold with no upward chain, and benefits from a private aspect, and the well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, shower room, spacious and light lounge, conservatory, dining room, kitchen/breakfast room and utility room and to the first floor master bedroom with en-suite cloakroom, three further bedrooms and family bathroom and stands with established gardens to front and rear with ample parking and large double garage to side. The property has scope to be extended, subject to the necessary planning consents, and is ideally suited for the growing family. We highly recommend an early viewing.

#### DETAILED ACCOMMODATION

Hardwood door leading to;

#### ENTRANCE HALL

Stairs leading to first floor accommodation, radiator, under stairs recess.

#### LOUNGE

21' 9" x 12' 2" (6.63m x 3.71m) UPVC sealed double glazed bow window, coal effect gas fire set in display surround, double radiators, UPVC sealed double glazed French doors leading to;



#### CONSERVATORY

11' 1" x 10' 4" (3.38m x 3.15m) UPVC sealed double glaze windows overlooking gardens, UPVC sealed double glazed French doors, tiled flooring.

#### DINING ROOM

12' 6" x 10' 7" (3.81m x 3.23m) Double radiator, UPVC sealed double glazed window.





### **KITCHEN/BREAKFAST ROOM**

12' 9" x 12' 1" (3.89m x 3.68m) Fitted in an extensive range of units comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, built in oven and four piece ceramic hob with extractor fan over, complementary wall mounted eye level cupboards, integrated fridge/freezer and dishwasher, radiator.

### **UTILITY AREA**

5' 11" x 3' 3" (1.80m x 0.99m) Work surface with utility space under with plumbing for washing machine, wall mounted gas boiler, private door to garage, UPVC sealed double glazed door to rear garden.

### **SHOWER ROOM**

6' 8" x 4' 10" (2.03m x 1.47m) Three piece suite comprising tiled shower cubicle, vanity sink unit and low level WC, UPVC sealed double glazed window, tiled throughout, radiator.

### **FIRST FLOOR LANDING**

Radiator, access to loft space, airing cupboard.

### **BEDROOM 1**

12' 1" x 11' 0" (3.68m x 3.35m) Radiator, UPVC sealed double glazed window, fitted wardrobes.

### **EN-SUITE WC**

Low level WC and wash hand basin, heated towel rail, alcove shelving.

### **BEDROOM 2**

12' 6" x 11' 0" (3.81m x 3.35m) Radiator, built in wardrobes, UPVC sealed double glazed window.

### **BEDROOM 3**

9' 10" x 9' 10" (3.00m x 3.00m) Radiator, fitted wardrobes, UPVC sealed double glazed window.

### **BEDROOM 4**

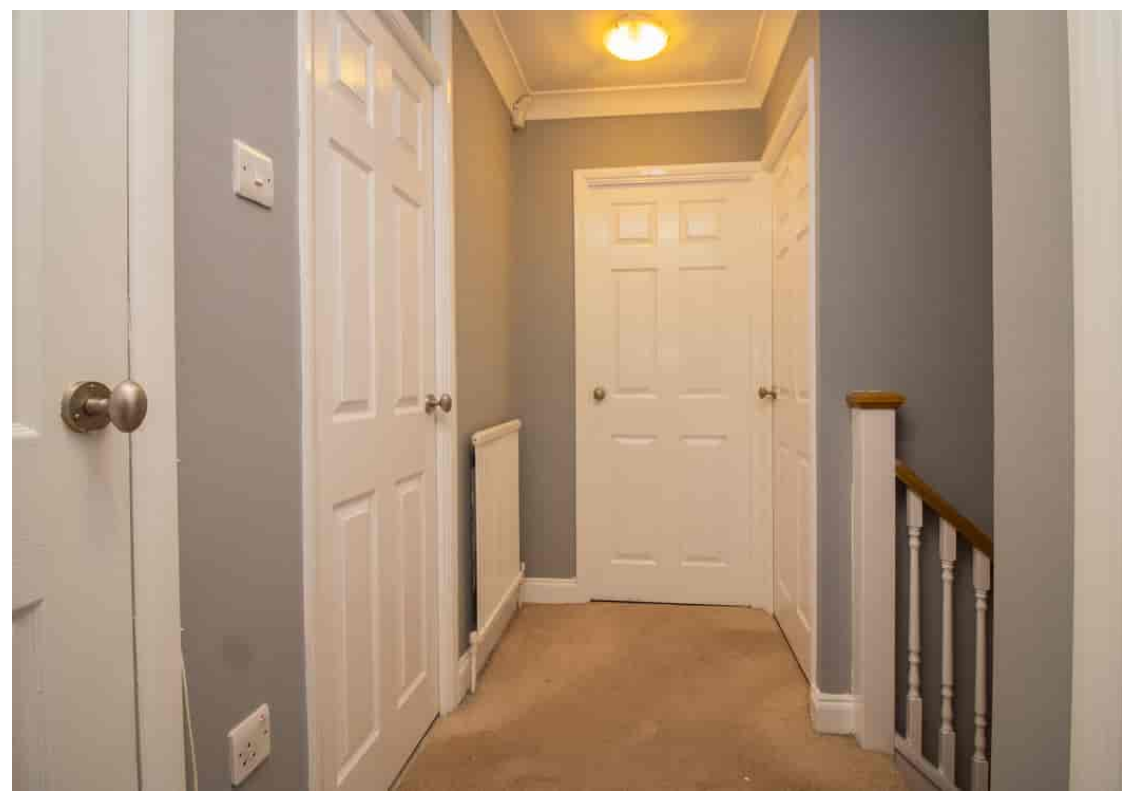
9' 8" x 9' 0" (2.95m x 2.74m) Radiator, UPVC sealed double glazed window.

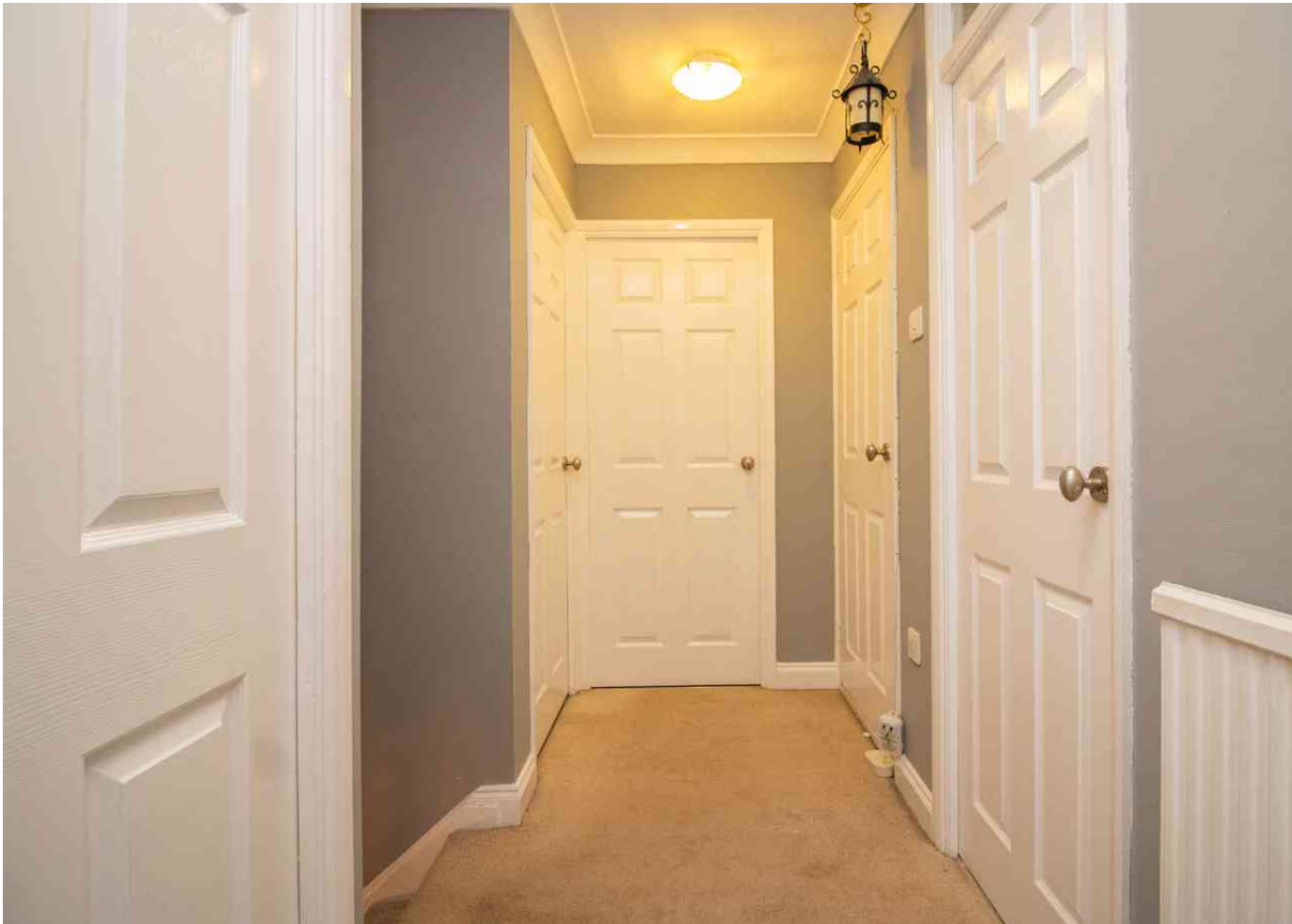
### **FAMILY BATHROOM**

9' 3" x 6' 0" (2.82m x 1.83m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, UPVC sealed double glazed window, tiled throughout.









## **OUTSIDE**

Lawns and evergreen borders to front, block paved driveway to side for two cars leading to double garage with up and over door, power and light. Gardens to rear and side comprising patio area and lawns with evergreen borders, side patio area, ideal for greenhouse, gated access to side.

## **SERVICES**

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed

## **VIEWING**

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

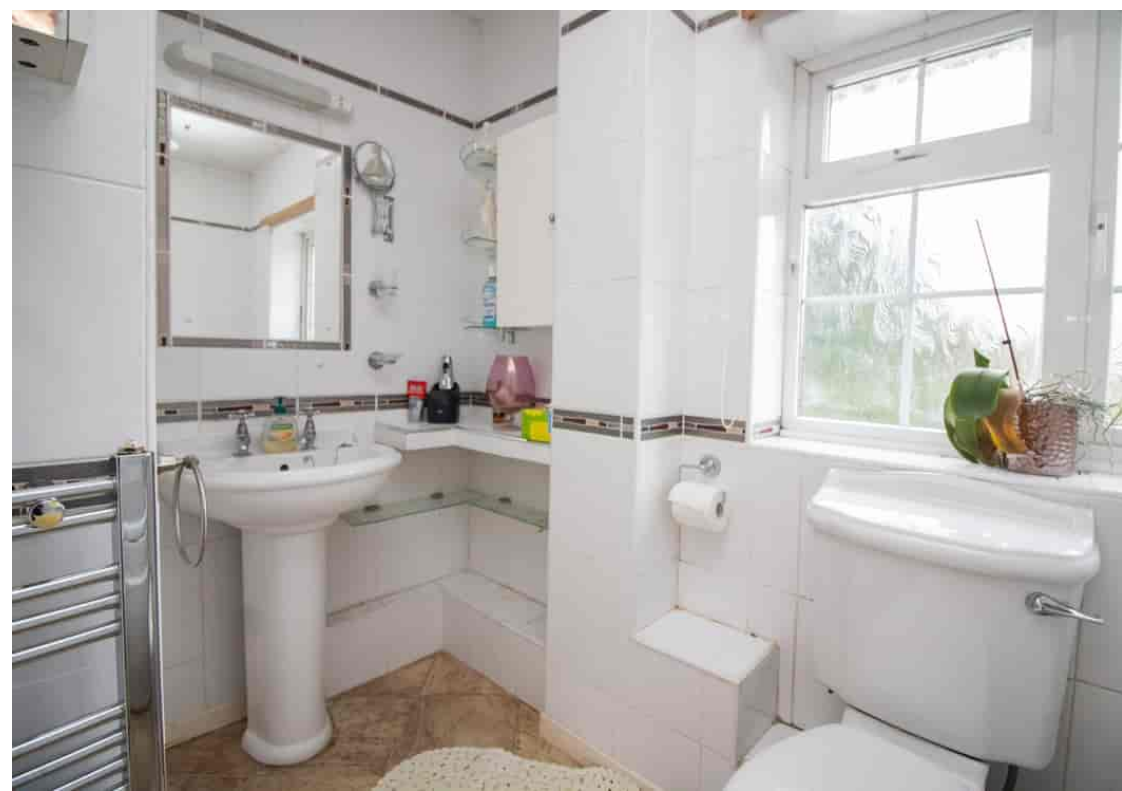
## **MAKING AN OFFER**

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.













## IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

## FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

## TENURE

Freehold

## COUNCIL TAX BAND

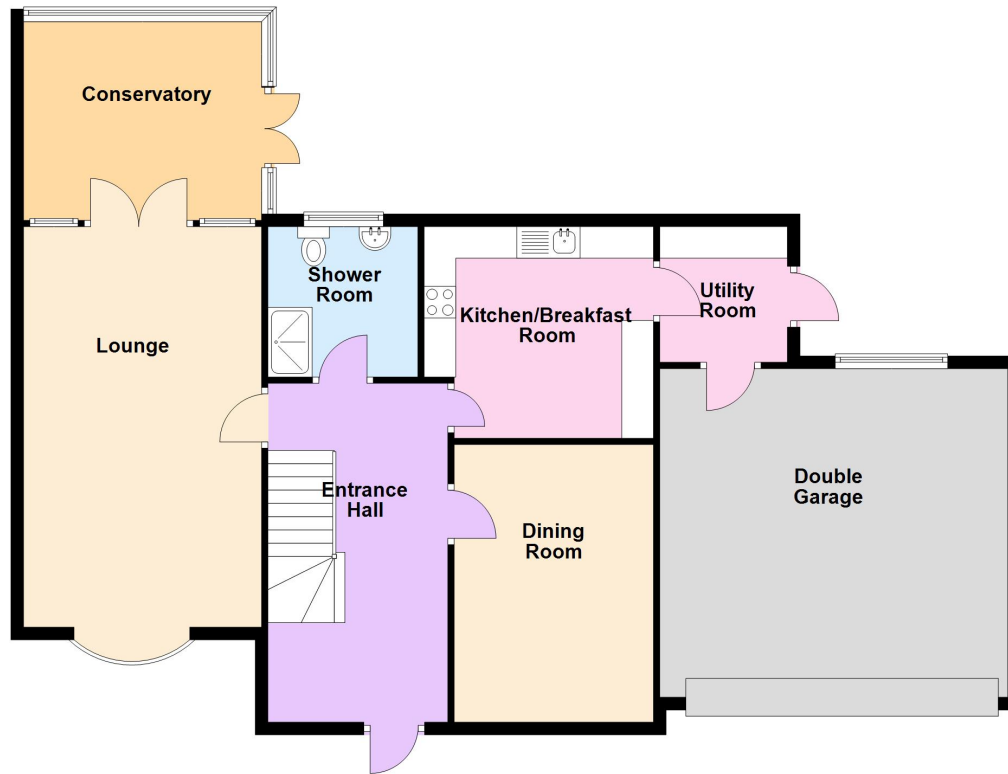
Harborough E

## EPC RATING

TBC

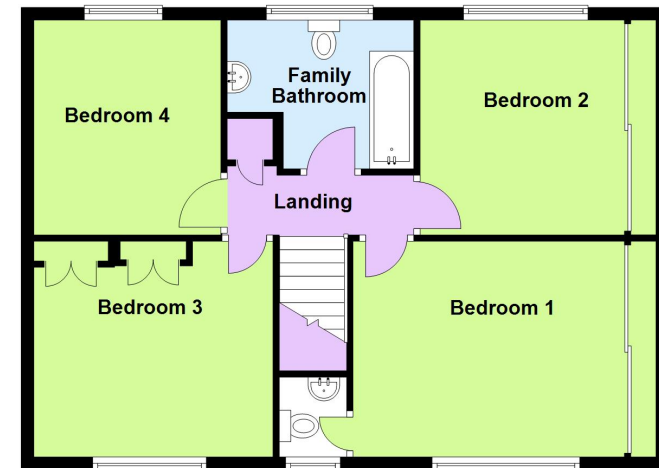
### Ground Floor

Approx. 118.8 sq. metres (1279.3 sq. feet)



### First Floor

Approx. 68.1 sq. metres (733.5 sq. feet)



Total area: approx. 187.0 sq. metres (2012.7 sq. feet)

**IMPORTANT:** All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

