



15 JOHNNIE JOHNSON DRIVE
LUTTERWORTH

"This immaculate and beautifully presented William Davis' home finished to their 'Vale' design is only one of two on the sought after 'Saxon Chase' development. Affording one of the largest floorplans, this property is a 'must view' to appreciate the size and versatility of the accommodation. Step inside to find an entrance hall, cloakroom, lounge, dining room, study, breakfast kitchen, conservatory and utility room. To the first floor, is a principal bedroom with en-suite bathroom, guest bedroom with en-suite shower room, three further bedrooms and family bathroom. To the front of the property there is a block paved driveway leading to the double garage. Whilst to the rear, is a landscaped garden laid mainly to lawn with feature paving, timber pergolas, tree and shrub planted borders, benefitting from a south west facing aspect." EPC = C

£595,000

15 Johnnie Johnson Drive, Lutterworth

GROUND FLOOR

Entrance Hall

Entrance door with obscure glazed panels and obscure glazed side light to front aspect, stairs rising to first floor, understairs storage cupboard, radiator, communicating doors.

Cloakroom 1.85m (6'1") x 1.12m (3'8")

Fitted white suite comprising low level flush w.c., pedestal wash hand basin with tiled splashback, 'Vent-Axia' extractor fan, radiator, LVT flooring.

Lounge 5.11m (16'9") x 3.76m (12'4")

uPVC double glazed bay window to front aspect, feature fireplace with stone surround, marble inset and hearth incorporating a living flame gas fire, coving to ceiling, two radiators,

Dining Room 3.28m (10'9") x 3.07m (10'1")

uPVC double glazed bay window to rear aspect, coving to ceiling, radiator.

Study 2.84m (9'4") x 2.18m (7'2")

uPVC double glazed window to rear aspect, coving to ceiling, radiator.

Breakfast Kitchen 5.23m (17'2") x 3.28m (10'9")

Fitted with a range of wall and base level units, work surfaces over, one and a half bowl sink and drainer unit with mixer tap, tiling to water sensitive areas, built in 'Blomberg' electric double oven, gas hob with 'Vent-Axia' extractor fan over, integrated 'Hotpoint' dishwasher and 'Electrolux' larder refrigerator, tiled floor, radiator, uPVC double glazed window to rear aspect, communicating door to utility, uPVC double glazed French doors to:

Conservatory 3.96m (13'0") x 3.05m (10'0")

Of uPVC construction with brick built dwarf walls, uPVC double glazed windows and French doors, glass roof with roof vent, ceiling fan/light, fitted retractable roof blinds, fitted French pinoleum window blinds, wall mounted electric convector heater with thermostatic and timer controls, tiled floor.

Utility 3.23m (10'7") x 1.75m (5'9")

Fitted with a range of wall and base level units, work surfaces over, sink unit with mixer tap, tiling to water sensitive areas, space for washing machine and tumble dryer, 'Vent-Axia' extractor fan, wall mounted gas central heating boiler, radiator, tiled floor, uPVC double glazed door to side aspect.

FIRST FLOOR

Part Galleried Landing

uPVC double glazed window to front aspect, radiator, built in airing cupboard housing hot water cylinder and with linen storage, further built in storage cupboard, loft access, communicating doors.

Principal Bedroom 5.23m (17'2") x 3.30m (10'10")

Two uPVC double glazed windows to front aspect, radiator, built in wardrobe, communicating door to:

En-Suite Bathroom 3.26m (10'8") x 1.70m (5'7")

Fitted white suite comprising low level flush w.c., pedestal wash hand basin, bidet, panelled bath with glass shower screen and 'Mira' shower over, tiling to water sensitive areas, 'Vent-Axia' extractor fan, shaver socket, radiator, LVT flooring, obscure uPVC double glazed window to side aspect.

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Guest Bedroom 5.21m (17'1") x 3.26m (10'8")

uPVC double glazed window to rear aspect, radiator, fitted wardrobe, communicating door to:

En-Suite Shower Room 2.36m (7'9") x 1.98m (6'6")

Fitted white suite comprising low level flush w.c., pedestal wash hand basin, shower cubicle with 'Mira' shower, tiling to water sensitive areas, 'Vent-Axia' extractor fan, shaver socket, radiator, LVT flooring.

Bedroom Three 3.91m (12'10") x 3.63m (11'11")

uPVC double glazed window to front aspect, radiator, built in wardrobe.

Bedroom Four 4.24m (13'11") x 2.67m (8'9")

uPVC double glazed window to rear aspect, radiator, built in wardrobe.

Bedroom Five 3.02m (9'11") x 2.87m (9'5")

uPVC double glazed window to rear aspect, radiator.

Bathroom 2.87m (9'5") x 2.13m (7'0")

Fitted white suite comprising low level flush w.c., pedestal wash hand basin, panelled bath, separate shower cubicle with 'Mira' shower, tiling to water sensitive areas, 'Vent-Axia' extractor fan, shaver socket, radiator, LVT flooring, obscure uPVC double glazed window to rear aspect.

OUTSIDE

Garden

To the front there is a lawned garden with well stocked shrub borders, block paved driveway providing off road parking leading to the double garage and canopy porch over entrance door with external light.

Gated side access leads to the south west facing landscaped rear garden which is laid mainly to lawn with a variety of shrub/trees to borders, feature paving, timber pergolas, external light and water supply and garden shed, enclosed by timber fence boundaries.

Double Garage

With twin up and over doors, power and light connected, uPVC double glazed pedestrian side access door.

AGENTS NOTE

Miscellaneous

Harborough District Council

Council Tax Band F

£3,272.21

ENERGY PERFORMANCE REPORT

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DISCLAIMER

Hind Estates Ltd the marketing agent of this property, and the vendors of this property give notice that:

A. All measurements within these particulars are approximate, and floorplans are not to scale and are for informational purposes only.

B. Prospective purchasers should note that no statement or measurement in these details are to be relied upon as representation of fact, and all prospective purchasers should satisfy themselves by inspection or otherwise, as to the accuracy of the statements and measurements contained. These sales particulars do not form part of any contract.

C. No appliances, services or installations have been tested, prospective purchasers should obtain verification from their surveyor or solicitor as to their condition and suitability.

TENURE

We have been informed by the vendor that the property is Freehold. Prospective buyers should check with their legal representatives for verification.

DIRECTIONS

Proceed out of Lutterworth along the Bitteswell Road taking the fourth turning on the right into Burrough Way. Take the first left into Johnnie Johnson Drive, where number 15 can be located on the left hand side. POSTCODE: LE17 4GN



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Floor Plan



Total area: approx. 230.3 sq. metres (2479.4 sq. feet)

