



## **9 VALLEY CLOSE** **LUTTERWORTH**

"Located on Mulberry Homes' Kingsbury Park development, is this three bedroom semi-detached home built to their 'Beacon' specification. Completed in December 2019, the property features many upgrades including floor tiles, Amtico flooring, integrated dishwasher and an extended paved patio. Once inside, the spacious accommodation comprises of an entrance hall, cloakroom, lounge, kitchen/diner, principal bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside, to the front of the property is a generous driveway providing off road parking for several vehicles and leading to a detached single garage. Whilst to the rear, the garden is timber fence enclosed and laid mainly to lawn with a paved patio seating terrace." EPC = B

**£309,950**

# *9 Valley Close, Lutterworth*

## **GROUND FLOOR**

### **Entrance Hall**

Composite and obscure double glazed entrance door, inset ceiling LED downlights, radiator, Amtico flooring, communicating doors.

### **Cloakroom**

Fitted white suite comprising low level flush w.c., wash hand basin with mixer tap, tiling to half height, inset ceiling LED downlights, extractor fan, radiator, Amtico flooring.

### **Lounge 4.89m (16') x 4.82m (15'10")**

uPVC double glazed window to front aspect, radiator, stairs rising to first floor, Amtico flooring, double communicating doors to:

### **Kitchen/Diner 4.82m (15'10") x 3.35m (11')**

Fitted with a range of matt grey wall and base level units, work surfaces and upstands over, one and a half bowl stainless steel sink and drainer unit with mixer tap, integrated appliances including gas hob with splashback and chimney style extractor hood over, 'Bosch' electric single oven, dishwasher and fridge freezer, space for washing machine, wall mounted 'Ideal Logic' gas central heating combination boiler, inset ceiling LED downlights, radiator, tiled floor, uPVC double glazed window to rear aspect, uPVC double glazed French doors to rear aspect.

## **FIRST FLOOR**

### **Part Galleried Landing**

Loft access, inset ceiling LED downlights, built-in linen storage cupboard, radiator, communicating doors.

### **Principal Bedroom 3.60m (11'10") x 2.65m (8'8")**

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

### **En-Suite**

Fitted white suite comprising low level flush w.c., wash hand basin, double width shower, tiling to water sensitive areas, inset ceiling LED downlights, extractor fan, shaver socket, ladder style towel radiator.

### **Bedroom Two 3.30m (10'10") x 2.65m (8'8")**

uPVC double glazed window to front aspect, radiator.

### **Bedroom Three 2.31m (7'7") x 2.07m (6'10")**

uPVC double glazed window to rear aspect, radiator.

### **Bathroom**

Fitted three piece white suite comprising of low level flush w.c., pedestal wash hand basin, panel bath with glass shower screen and shower over, tiling to water sensitive areas, inset ceiling LED downlights, extractor fan, shaver socket, ladder style towel radiator, obscure uPVC double glazed window to front aspect.

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## OUTSIDE

### Garden

To the front of the property are shrub planted beds with canopy, light and paved pathway to the entrance door. A side driveway provides off road parking for several vehicles and leads to the detached single garage.

Gated side access leads to the rear garden which is laid mainly to lawn and includes a raised paved patio seating area with decorative slate border, external light and water supply, enclosed by timber fence boundaries.

### Garage

With pitched roof, up and over door, power and light connected.

## AGENTS NOTE

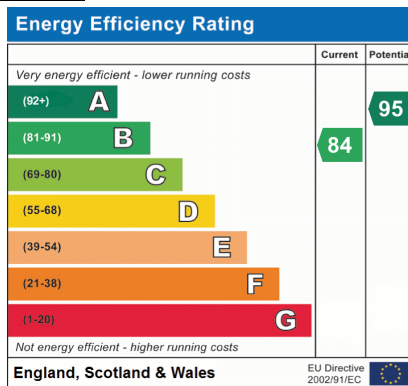
### Miscellaneous

Harborough District Council

Council Tax Band C

£2,014.29

## ENERGY PERFORMANCE REPORT



## 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.

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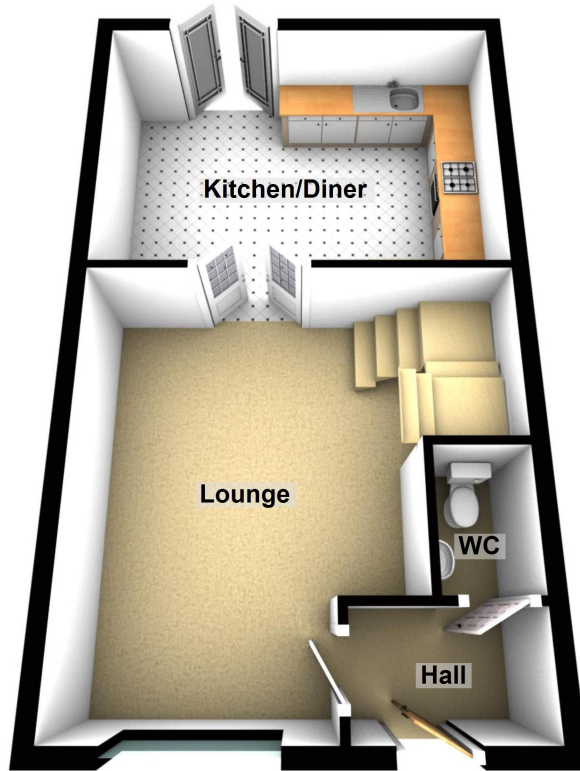
## **DIRECTIONS**

Proceed out of Lutterworth along Coventry Road. At the end of the road go straight on at the roundabout into Blakenhall Drive. Follow the road round to the right, taking the first right hand turn into Valley Close, where number 9 can be found on the left hand side. POSTCODE: LE17 4FQ



*9 Valley Close, Lutterworth*  
*Floor Plan*

**Ground Floor**



**First Floor**

