

STEPHEN PARRY

& COMPANY



4 Marlborough Place, Lutterworth, LE17 4DE

Situated within a gated development a luxury and high specification 4 bedroom detached house constructed by Parker Lake Homes.



Distances

Rugby 7 miles (trains to London Euston from 43 mins)
Market Harborough 13 miles
Leicester 15 miles
Coventry 17 miles
Leamington Spa 22 miles
Warwick 24 miles
Northampton 25 miles
B'ham International Airport 29 miles
Solihull 32 miles
Birmingham 35 miles
Stratford upon Avon 38 miles
(approximate times and distances)

Accommodation

Reception Hall • Cloakroom • Study • Sitting room • Drawing room • Study • Kitchen / Breakfast room / Orangery • Utility room • First floor landing • 4 Bedrooms (2 en suites) • Bathroom • Front and rear gardens • Double garage

Location

Marlborough Place is an attractive gated development of seven individually designed properties on the outskirts of Lutterworth. Lutterworth is a small market town based at the southernmost tip of Leicestershire. It has excellent communication links and is ideally located for Leicester, Coventry, Birmingham, London and being conveniently close to junction 20 of the M1, the M69 and national rail connections. The history of Lutterworth can be traced back to Anglo-Saxon times and Lutterworth offers a wide range of facilities. Lutterworth has the parish Church of Saint Mary the Virgin, renowned as one of the most distinguished medieval churches in the area. There is a range of shops, restaurants, bars and coaching inns within walking distance. There is a main train station in Rugby (7 miles away) with Virgin Trains provide access to London Euston from 43 minutes.

The Property

4 Marlborough Place is a 4 bedroom detached house constructed by Parker Lake Homes and finished to a high specification. The property benefits from an integrated media system and vacuum system. The front door provides access to the reception hall with Porcelanosa tiled flooring, ash staircase with soft lighting to the first floor landing, under stairs cupboard and doors to the Cloakroom, Study, Sitting room, Drawing room and Kitchen/Breakfast room. The guest Cloakroom has a contemporary finish with slim tiling with silver borders, wash hand basin with chrome mixer tap, floating WC, radiator and extractor fan. The study has a comprehensive range of fitted office furniture.

The Kitchen/Breakfast room is fitted to a high specification by Miele with contemporary units and Corian work surfaces. Fitted Miele appliances include inset induction hob, dishwasher, microwave fan oven, fan conduction oven & grill, salter





scales, illuminating extractor fan over the central island and inset sink with brushed chrome mixer tap with extension. The Kitchen area has Porcelanosa flooring flowing into the breakfast room/orangery with glass roof, double doors to the rear terrace. The Utility room is fitted with a range of cupboards with concealed Ferrol gas condensing boiler, plumbing for washing machine and dryer. Fitted work surfaces with single round bowl sink with chrome mixer tap and drainer.

A door provides access to the front of the property. The Sitting room has a stone fireplace with gas fire and double doors to the rear garden. The Drawing room has a contemporary marble fireplace with remote control gas flame stone bowl, and double door and windows to the rear garden.

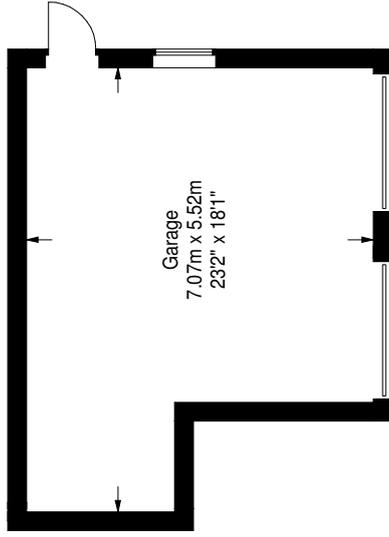
The first floor landing provides access to all four bedrooms and the principle bathroom. The principle bedroom has fitted contemporary wardrobes and an archway to a mirror fronted wardrobes

in the dressing area and en-suite. The en suite has two wash hand basins set into a stone base with block chrome mixer taps, walk in double shower with two shower heads, heated towel rail, hairdryer, floating bidet, floating wc and Porcelanosa tiling. Bedroom 2 is a guest suite with fitted bedroom furniture and a high specification en suite with contemporary sink with block chrome mixer tap, walk in double

power shower, heated towel rail, floating wc and Porcelanosa tiling. Bedroom 3 has a fitted double mirrored wardrobe and bedroom 4 overlooks the front of the property. The principle bathroom has a matching suite to comprise jacuzzi spa bath room, walk-in double shower with two shower attachment, wash hand basin, floating wc, hair dryer and Porcelanosa tiling.

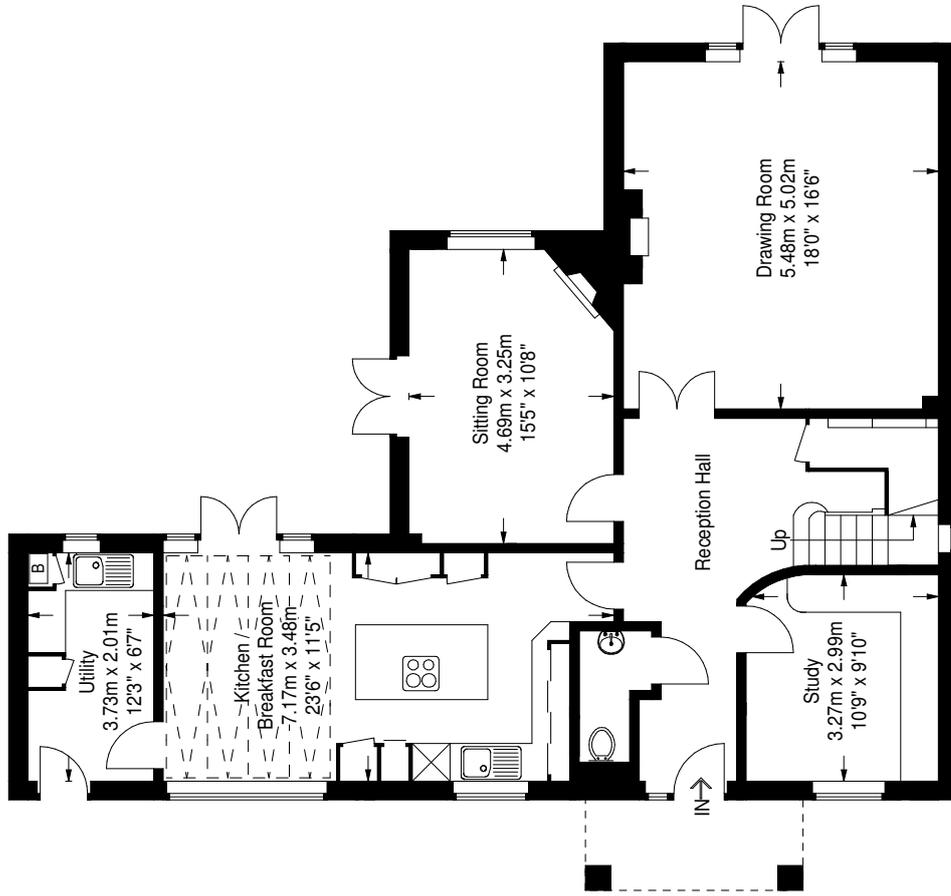




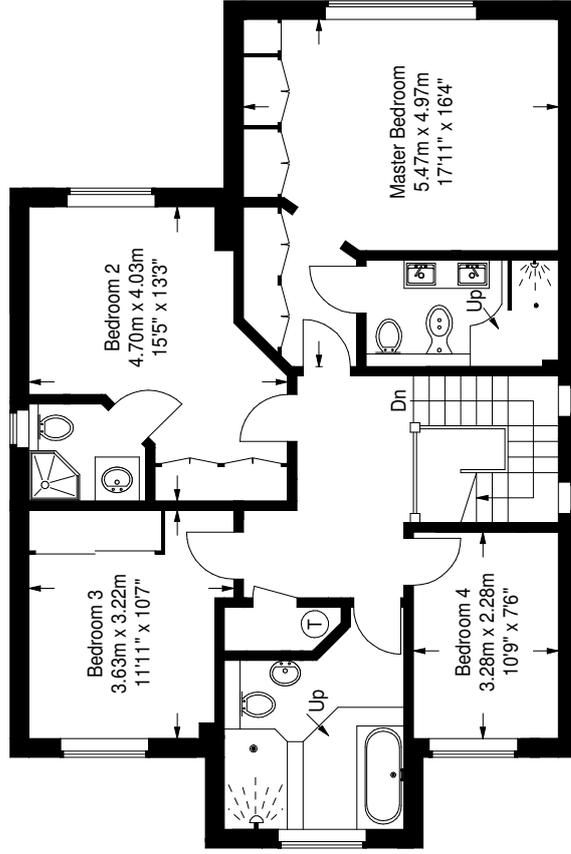


(Not Shown In Actual
Location / Orientation)

Garage



Ground Floor



First Floor

Approximate Gross Internal Area = 198 sq m / 2131 sq ft
 Garage = 34 sq m / 366 sq ft
 Total = 232 sq m / 2497 sq ft

Illustration for identification purposes only,
 measurements are approximate, not
 to scale. © propertybox.org



Gardens and Grounds

The front garden has brick capped walling with wrought-iron fencing to the boundary and well-stocked flower and shrub borders. The driveway provides off road parking and access to the double garage. There is gated access on both sides of the property to the front garden. The rear garden has been landscaped with established flower and shrub borders and a lawned garden.

Tenure

The property is Freehold.

Services

Mains electricity, gas, water and drainage are connected to the property.

EER Rating

C (77)

Council Tax Band

G

Local Authority

Harborough District Council
+44 (0)1858 828282.

Fixtures and Fittings

Only those items mentioned within the Stephen Parry & Company brochure are included. All other items are expressly excluded but maybe available by separate negotiation.

Viewing

Strictly by appointment with Stephen Parry & Company on 01926 883311.

Directions

From Rugby take either the A426 or the A5 northbound up to Magna Park. At this roundabout (by the Texaco petrol station) take the A426 towards Lutterworth, which is just over three miles away. After crossing the Aeroplane roundabout you will pass the Fox Inn on your left hand side and take the next left turning into Stoney Hollow. Within a few hundred yards turn left into Spring Close, then left again and you will see the gates of Marlborough Place directly in front of you (LE17 4DE).

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