



CARRICK HOUSE

LUTTERWORTH, LEICESTERSHIRE

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Carrick House

Lutterworth

Leicestershire

First time to the market since being built in 1998, this beautiful architect designed, 'one off', five bedroom detached spacious family home, is a rare find. It is close to the town but has been built with a secluded orientation and a private setting. The accommodation is well-proportioned, thoughtfully designed and has some attractive individual features. It is beautifully maintained and is situated within a Conservation Area of Lutterworth, overlooking the historic Cricket Club.

Spacious five bedroom family home | Contemporary large dining kitchen with feature brickwork | Four reception rooms | Master suite with stylish new en suite | Four further bedrooms | One with dressing room / exercise room | Large garden | Close to the town centre | Good local schools | Rugby Station to London in approx.45 minutes |

ACCOMMODATION

Carrick House is entered via a part glazed door into a spacious, double height entrance hall with a bespoke slate floor, downstairs WC off and stairs rising to the first floor.

To the right there is a study, with two windows to the front elevation. The sitting room is located to the rear right of the property and enjoys a dual aspect with windows to the side and rear elevations, as well as French doors opening out to the garden. There is also a feature fireplace with marble surround, slate hearth and open fire. There are timber double doors that give access into the dining room, which has a feature curved window with views of the garden, attractive wood ceiling panelling with spot lights and a door back into the entrance hall.

To the front left of the property is a family room which also enjoys a dual aspect and a fireplace with stones and pebbles. The stunning open plan dining kitchen is the hub of the home and is to the rear left of the property with a window to the side elevation and French doors opening out to the garden. There is a good range of eye and base level cupboards and drawers, a one and a half bowl sink with drainer and large central island unit with granite work top. Appliances include a five Bosch ring gas hob with extractor hood over, double oven, integrated dishwasher and under counter fridge.

An attractive rustic brick arch divides the kitchen from the large family dining area. Off the kitchen is a utility room where there is further cupboard storage, a stainless steel sink with drainer, space and plumbing for white goods, as well as a good sized pantry cupboard off. There is also a door giving access to the side elevation and garage.

Stairs rise to the first floor light and spacious galleried landing, which has a balcony overlooking the entrance hall, a window to the front elevation, an airing cupboard off and access to an attic which is boarded, insulated with easy access via an extendable ladder for access. The spacious master bedroom has a window overlooking the garden and benefits from a new ensuite comprising of a WC, wash hand basin, freestanding bath and shower with rainfall shower head. Bedroom two is situated over the garage and also benefits from an ensuite shower room off. There are three further bedrooms, one to the front with views over the cricket field opposite, and two to the rear overlooking the garden. The accommodation is completed by the family bathroom which comprises of a WC, wash hand basin, bath and separate shower enclosure.

OUTSIDE

The property is approached via electric gates, onto a block paved driveway providing ample parking for four cars and access to the double garage with an electric door. There are lovely open views to the front towards the cricket ground. There is a side gate to the left of the property which gives access to the delightful large rear garden which is mature, private and mainly laid to lawn with paved seating areas and trees. All in all the total plot is approximately 0.24 acres.

LOCATION

Carrick House is situated within a Conservation Area of the popular market town of Lutterworth, which provides a good array of everyday amenities including leisure centre, primary and secondary schooling. The city of Leicester is set to the north east and provides a comprehensive range of shopping, leisure and commercial facilities. Secondary schooling will be found at Rugby, Leamington Spa, Warwick and Leicester and public schooling at Oakham, Uppingham, Oundle and Rugby. Communications to the area are excellent there are high speed train services from Rugby, Market Harborough and Leicester to London.

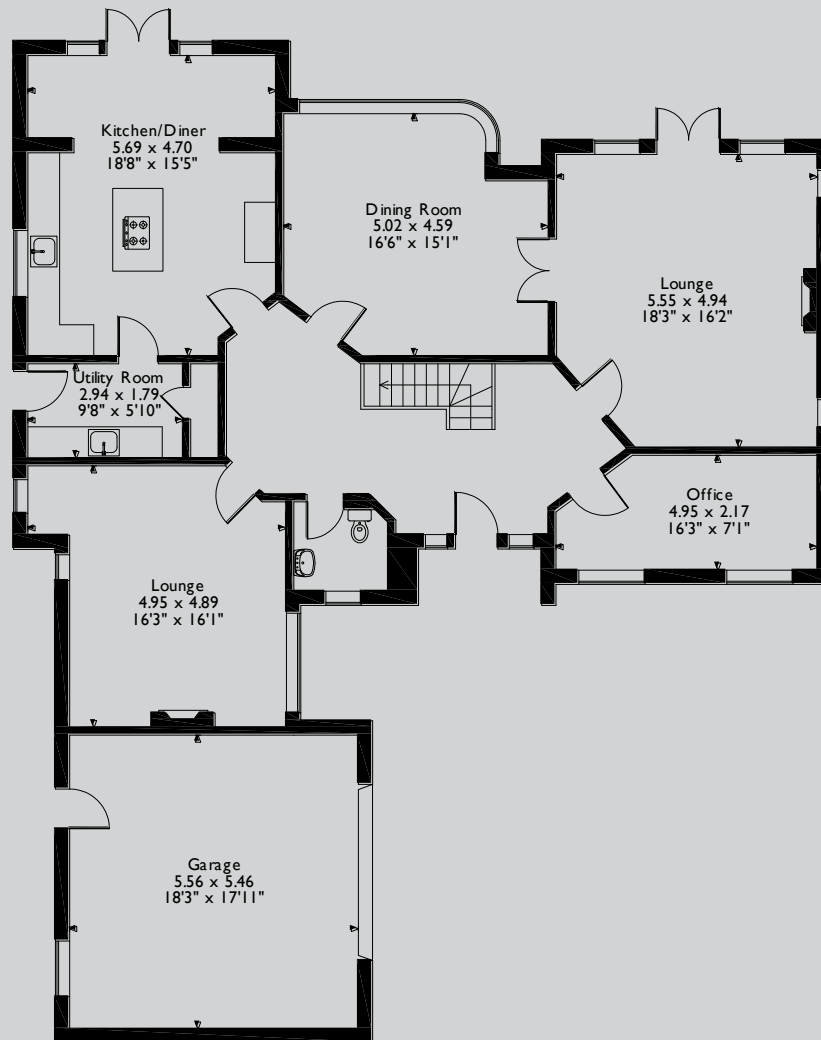
DIRECTIONAL NOTE

At the M1 junction 20 roundabout, proceed towards Lutterworth. At the next roundabout, take the third turning on the right onto the A426 Rugby Road, a left hand turn into George Street which continues into Coventry Road where the property can be found on the right hand side as indicated by our Agents sale board.

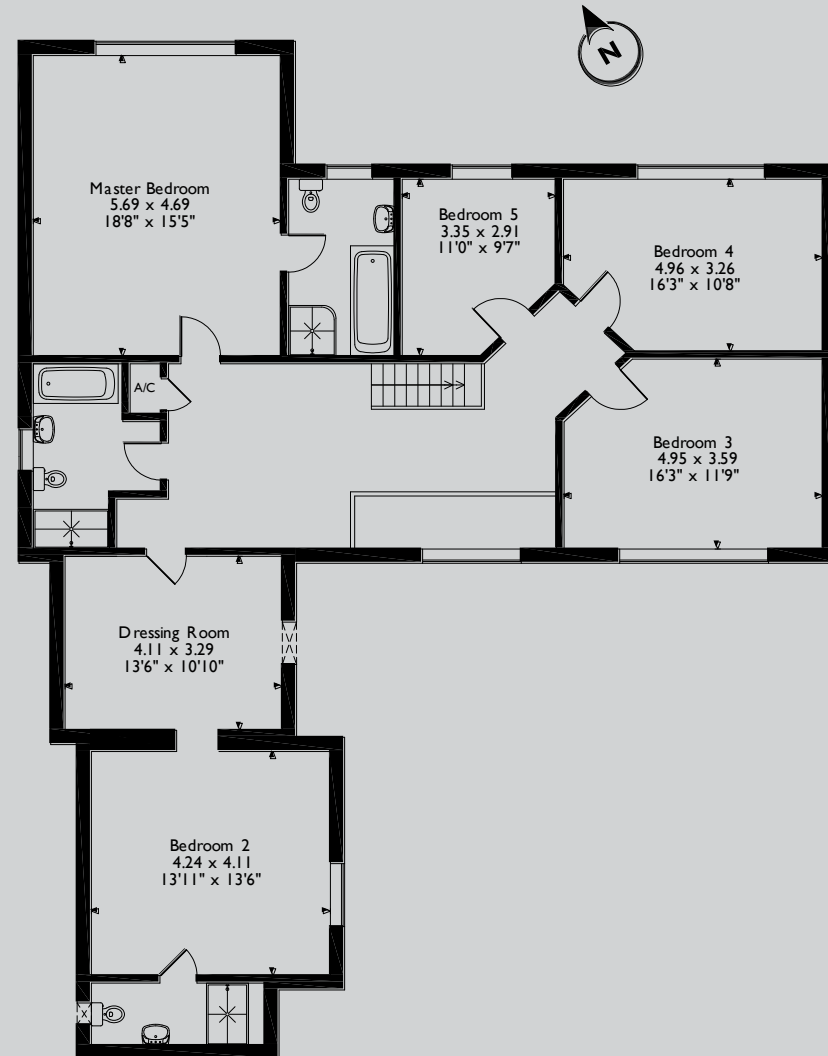




Approximate Gross Internal Area
Main House = 293 Sq M/3160 Sq Ft
Garage = 30 Sq M/327 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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