



## 1 Walnut Close, Lutterworth, LE17 4DG

**Offers Over £995,000**

Exclusive Gated Development | Over 4,100 sq ft Including Double Garage | Premier South Leicestershire Village Setting |

Situated within an exclusive gated development of just five individually designed homes, this BRAND NEW exceptional home has been constructed by highly regarded local developers, Tony Morris (Builders) Ltd. Extending to over 380 square metres (4,100 sq ft) including the double garage, the property offers an outstanding specification, generous proportions, and refined contemporary living throughout.

## Summary

### Impressive & Versatile Ground Floor Living

A spacious and welcoming entrance hallway immediately sets the tone for the quality and scale of accommodation on offer. The ground floor has been thoughtfully designed to blend open-plan family living with practical versatility, comprising:

Cloakroom

Private study

Snug/family room

Superb open-plan living kitchen and dining space

Utility room

Garden room

Ground floor shower room

The heart of the home is the stunning open-plan living kitchen/dining area — a beautifully appointed space ideal for both everyday family life and entertaining. Featuring integrated Neff appliances, extensive cabinetry, and striking three-fold bi-fold doors opening onto the garden, this space effortlessly connects indoors with out.

First Floor – Exceptional Bedroom Accommodation

The first floor continues to impress with five generously proportioned bedrooms:

A luxurious principal suite with en-suite shower room

Two further bedrooms, each with their own en-suite facilities

Bedrooms four and five

A stylish family bathroom

Each space has been carefully designed to maximise comfort, privacy, and natural light.

Double Garage with Additional Accommodation

The substantial double garage/workshop is complemented by a highly versatile first-floor space, ideal as a home office or gym, complete with its own shower room — perfect for modern working or lifestyle needs.

Outside

An extensive block paved drive, an enclosed rear garden and a double garage.

### Entrance Hallway

10'8" x 8'11" (max) (3.274 x 2.724 (max) )

With stairs rising to the first floor and doors leading to the WC, office, kitchen diner and an under stairs cupboard.

### WC

5'10" x 3'10" max (1.787 x 1.173 max )

With a window to the front aspect, fitted with a low level WC and pedestal wash basin.

### Study

14'5" x 9'9" max (4.395 x 2.987 max)

With a window to the front aspect and underfloor heating.

### Kitchen Diner

41'5" x 12'11" max (12.642 x 3.962 max )

The kitchen enjoys bifold doors and two windows to the rear aspect, creating a bright and airy space, with access to both the utility room and the living room.

It is fitted with a high-quality range of wall and base units with work surfaces over, providing ample storage and preparation space. A central kitchen island offers additional storage, along with an inset sink and a built-in wine cooler, making it both practical and ideal for entertaining.

Integrated appliances include a fridge and freezer, dishwasher, induction hob with extractor over, and three integrated ovens with grills.

Further benefits include underfloor heating and air conditioning, ensuring year-round comfort.

### Utility

7'2" x 6'11" max (2.192 x 2.127 max)

With a door from the garage and a further door into the kitchen. Fitted with a range of wall and base storage units with work surfaces over. There is a fitted washing machine and tumble dryer and cupboards housing the water tank and boiler.

### Living Room/Snug

25'6" x 13'8" max (7.794 x 4.172 max)

With a bay window to the front aspect and an air conditioning unit, with underfloor heating.

### Garden Room

23'4" x 14'6" max (7.122 x 4.436 max )

With two Velux windows, a door to a shower room and bifold doors opening to the garden. With underfloor heating and air conditioning.

### Downstairs Shower Room

13'7" x 5'10" max (4.150 x 1.796 max)

With a window to the side aspect, fitted with a low level WC, hand wash basin with storage under and a walk in shower enclosure.

### Landing

With doors leading off to all first floor accommodation, a window to the front aspect and a radiator.

### Master Bedroom

18'4" x 11'8" max (5.601 x 3.557 max)

With a window to the rear aspect, a door to the en suite, two radiators and an air con unit.

### En Suite

11'7" x 5'10" max (3.539 x 1.798 max )

Fitted with a low level WC, hand wash basin, a walk in shower enclosure and a bath.

### Bedroom Two

15'9" x 9'10" max (4.821 x 3.011 max)

With a window to the rear aspect, a door to the en suite and a radiator.

### En Suite

9'10" x 7'2" max (3.015 x 2.188 max)

With a window to the front aspect, fitted with a low level WC, double wall mounted wash basins with storage under and a walk in shower enclosure.

### Bedroom Three

17'11" x 11'4" (5.476 x 3.461)

With a window to the front aspect, a door to the en suite and two radiators.

### En Suite

7'4" x 7'2" max (2.245 x 2.196 max)

With a window to the front aspect, fitted with a low level WC, hand wash basin, a walk in shower enclosure and a heated towel rail/radiator.

### Bedroom Four

11'8" x 11'3" max (3.567 x 3.430 max)

With a window to the rear aspect and a radiator.

### Bedroom Five

11'8" x 11'2" max (3.557 x 3.417 max)

With a window to the rear aspect and a radiator.

### Bathroom

15'11" x 7'2" max (4.857 x 2.204 max)

With a window to the front aspect, fitted with a low level WC, double wall mounted wash basins with storage under, a walk in shower enclosure and a bath. Heated towel rail/radiator.

### Double Garage

38'4" x 19'11" max (11.686 x 6.076 max)

With two electric roller doors, a door to the utility and to the shower room and stairs rising to the home office/gym.

### Shower Room

9'0" x 4'9" max (2.751 x 1.462 max)

Fitted with a low level WC, hand wash basin and a walk in shower enclosure.

### Home Office/Gym

With a window to the front aspect and three Velux windows. There is two radiators and an air conditioning unit.

### Outside

The rear garden is enclosed and largely laid to lawn with a patio area and a side gate.

The front of the property is paved with driveway parking for numerous cars.

### Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

### Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

### Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

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entire process is as straight forward and hassle free as possible.

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  - \* FREE market appraisal
  - \* REALISTIC valuations based on local market knowledge
  - \* EXTENSIVE advertising for maximum exposure
  - \* COMPETITIVE fees
  - \* REGULAR client feedback
  - \* MORTGAGE advice available
  - \* NO sale no fee
  - \* ACCOMPANIED viewing's where necessary
  - \* INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own [www.carltonestates.co.uk](http://www.carltonestates.co.uk)
- CALL US NOW ON 0116 284 9636

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While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

### Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm

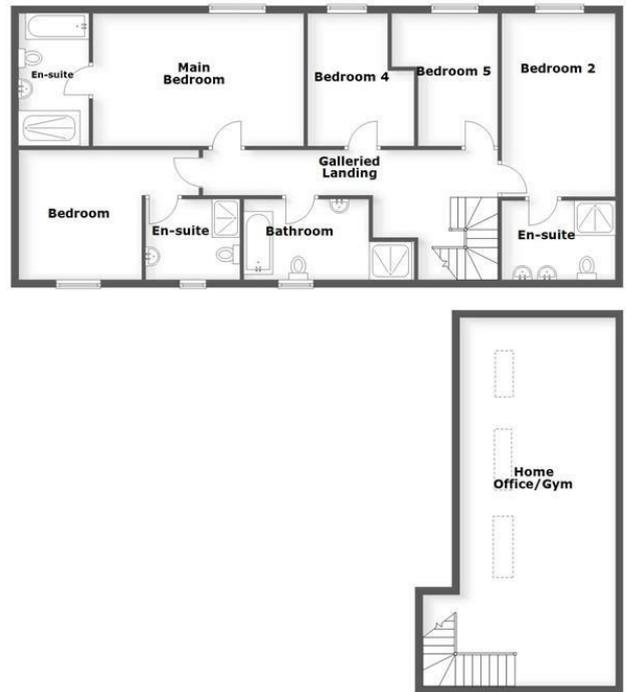
SATURDAY : 10:00am - 14:00pm



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		86	91

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	