



38A Lutterworth Road Pailton, Rugby, CV23 0QE

A Beautifully Presented Detached Family Home with Exceptional Living Space, a Stunning Extension and a Fantastic Split Level Garden – Located in the Heart of Pailton Village

This superb detached home offers a wonderful blend of space, style and versatility, perfectly suited to modern family living. Thoughtfully arranged over four floors and finished to a high standard, the property provides generous and flexible accommodation designed for both relaxed everyday life and entertaining.

The home is approached via a substantial block-paved driveway providing parking for several vehicles, alongside a garage with electric door.

The welcoming entrance hall leads through to the impressive front-to-back kitchen diner, which forms the true heart of the home. Bathed in natural light and offering ample space for dining and socialising. A guest WC and useful utility area complete the ground floor.

Guide price £650,000

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- Stunning detached family home arranged over four spacious floors
- Spacious first-floor lounge with feature fireplace offering a superb reception space
- Walk-through dressing area and refitted ensuite shower room to the main bedroom
- Large block-paved driveway providing parking for multiple vehicles plus garage with electric door
- Versatile extension with bifold doors, roof lantern and shower room, ideal for annexe or ancillary accommodation
- Stylish refitted four-piece family bathroom serving the additional bedrooms
- Superb open-plan front-to-back kitchen diner, ideal for family living and entertaining
- Four well-proportioned bedrooms including a luxurious top-floor principal suite
- Large enclosed rear garden with split-level patio and extensive lawn

Entrance Hall

11'11" x 6'3" (3.64 x 1.93)

Lounge

23'5" x 14'0" (7.15 x 4.27)

Extension

25'3" x 10'4" (7.72 x 3.16)

Extension Shower Room

6'11" x 3'2" (2.13 x 0.98)

Kitchen/Diner

24'10" x 11'2" (7.57 x 3.41)

Utility 1.93 x 1.19

W.C.

6'2" x 2'3" (1.90 x 0.71)

Bedroom One

15'2" x 14'0" (4.64 x 4.27)

Dressing Area

8'0" x 6'1" (2.44 x 1.87)

En-Suite

8'0" x 6'7" (2.44 x 2.01)

Bedroom Two

11'2" x 8'2" (3.41 x 2.50)

Bedroom Three

10'7" x 8'2" (3.23 x 2.50)

Bedroom Four

9'4" x 7'2" (2.86 x 2.20)

Family Bathroom

9'3" x 6'2" (2.82 x 1.90)

Garden Room

21'11" x 12'0" (6.69 x 3.68)



[Directions](#)



Floor Plan



Total floor area: 216.8 sq.m. (2,334 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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