



# Ellis Brooke



## 5 Manor Farm Drive

Catthorpe, Lutterworth, LE17 6DJ

**Guide price £385,000**



# 5 Manor Farm Drive

Catthorpe, Lutterworth, LE17 6DJ

Guide price £385,000



## Entrance Hall

The property is accessed under a covered storm porch and through a composite front door. The entrance hall gives access to a useful storage cupboard that provides ample space for cloaks and shoe storage and also gives access to the underfloor heating manifolds. There are stairs that rise to the first floor and a door which gives access through to.

## Living Room

17'8" x 12'8" (5.41m x 3.88m)

A well proportioned room that benefits from a window to the front elevation that beautifully frames the view over the fields to the front. The focal point of the room itself is the feature fireplace with tiled hearth and wood mantle with log burning stove set within.

## Kitchen Family Room

13'4" x 20'7" (4.08m x 6.28m)

A large room that provides ample space to be used as a kitchen and family room. The kitchen itself comprises a range of base and eye level units with a quartz work top over. The focal point of the kitchen is a central island with further quartz worktop and seating area. There are a range of fitted appliances which include a dishwasher, fridge/freezer, double oven and induction hob with extractor fan. To the rear and side elevations there are windows and in addition to the rear elevation there are double opening doors giving access to the garden.

## Utility

6'0" x 7'4" (1.83m x 2.24m)

With a base level unit and complementary worktop

over. The utility room provides space and plumbing for a washing machine and tumble dryer.

## W/C

6'0" x 2'10" (1.85m x 0.88m)

With a low level flush WC and wash hand basin. There is tiling to the splash back wall, a fully tile floor and to the front elevation a frosted window.

## 1st Floor Landing

The first floor landing provides access to the properties airing cupboard and further storage cupboard. There are doors that provide access through to all first floor accommodation.

## Bedroom 1

9'8" x 13'5" (2.95m x 4.11m)

A spacious double bedroom that benefits from a fitted wardrobe. To the front elevation there is a window that frames the magnificent view to the front. A door gives access through to.

## Ensuite

6'1" x 6'7" (1.87m x 2.01m)

With a suite that comprises a low-level flush WC, wash hand basin and shower cubicle. The walls are part tiled, the floor is fully tiled, there is a wall mounted heated towel rail and to the front elevation a Velux window.

## Bedroom 2

9'2" x 11'1" (2.81m x 3.38m)

A good sized double bedroom that benefits from a fitted wardrobe. To the rear elevation there is a window that provides a view over the garden and fields to the rear.

### Bedroom 3

9'9" x 6'4" (2.98m x 1.95m)

A small double bedroom that benefits from a window to the rear elevation. Access to the loft is obtained via a loft hatch.

### Bathroom

6'7" x 7'3" (2.03m x 2.22m)

With a suite that comprises a low-level flush WC, wash hand basin and shower cubicle. The walls are part tiled, the floor is fully tiled and there is a wall mounted heated towel rail.

### Rear Garden

To the rear of the home there is a private and enclosed garden. Enclosed by combination of walls and fencing. To the rear and side elevations of the garden there is gated access to the parking area. This low maintenance garden has in the main been laid with paving stones and provides ample space for outdoor seating and alfresco dining. A further area has been laid to gravel with a raised sleeper style flower bed. Within the garden is the properties air source heat pump.

### Front and Parking

To the front of the property there is an area of lawn and a paved pathway with steps giving access to the front door. Further to this there is off-road parking to the front of the home. To the rear of the home further parking is available.

### Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



## Road Map



## Hybrid Map



## Terrain Map



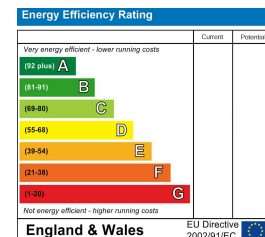
## Floor Plan



## Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH  
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk