



9 LACEY CLOSE
LUTTERWORTH

"For those buyers wanting as little work to do as possible on a property purchase, take a look at this William Davis' built semi-detached home that is located on the popular 'Saxon Chase' development. With the living space benefitting from the addition of a superb conservatory, the property offers accommodation to include an entrance hall, downstairs cloakroom, kitchen, lounge/ dining room and conservatory. To the first floor, there are three bedrooms and bathroom. Outside are well tended gardens to both front and rear, whilst a side driveway leads to a single detached garage." EPC = C

£299,950

9 Lacey Close, Lutterworth

GROUND FLOOR

Entrance Hall

Entrance door with decorative double glazing to front aspect, stairs rising to first floor, radiator, telephone point, communicating doors.

Cloakroom

Fitted suite comprising low level flush w.c., pedestal wash hand basin with tiled splashback, radiator, tiled floor, obscure uPVC double glazed window to front aspect.

Breakfast Kitchen 3.63m (11'11") x 2.66m (8'9")

Fitted with a range of wall and base level units, work surfaces over, one and a half bowl sink and drainer unit with mixer tap, tiling to water sensitive areas, built in gas hob with chimney style extractor hood over, integrated electric double oven, appliance spaces for washing machine and fridge freezer, wall mounted gas central heating boiler, inset ceiling downlights, radiator, tiled floor, uPVC double glazed window to front aspect.

Lounge/Diner 4.91m (16'1") x 4.43m (14'6")

uPVC double glazed window to rear aspect, two radiators, coving to ceiling, television aerial point, telephone point, understairs storage cupboard, uPVC double glazed French doors opening into:

Conservatory 4.03m (13'2") x 2.79m (9'2")

Of uPVC construction with brick built side and dwarf walls, uPVC double glazed French doors and windows, polycarbonate effect roof, wall mounted electric heater, television aerial point.

FIRST FLOOR

Landing

Loft access, built in airing cupboard, communicating doors.

Bedroom One 4.20m (13'9") x 2.88m (9'5")

uPVC double glazed window to rear aspect, radiator, built in double wardrobe, television aerial point.

Bedroom Two 4.01m (13'2") x 2.75m (9'0")

uPVC double glazed window to front aspect, radiator, built in double wardrobe.

Bedroom Three 2.71m (8'11") x 2.15m (7'1")

uPVC double glazed window to front aspect, radiator.

Bathroom

Fitted suite comprising low level flush w.c., pedestal wash hand basin, panelled bath with glass shower screen and shower over, tiling to water sensitive areas, shaver socket, chrome ladder style towel radiator, obscure uPVC double glazed window to rear aspect.

OUTSIDE

Garden

To the side of the property there is a driveway providing off road parking, leading to the single detached garage. There is also a gravel area to the side providing a further off road parking space. With gated access to the rear garden, which is laid mainly to lawn with paved pathway, ornamental pond with power supply, shrub borders, gravelled seating area, external light, enclosed by part wall and timber fence boundaries.

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Single Detached Garage

With pitched roof, up and over door, pedestrian side access door.

AGENTS NOTE

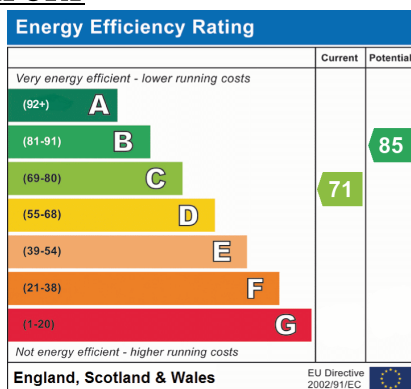
Miscellaneous

Harborough District Council

Council Tax Band B

£1,685.57

ENERGY PERFORMANCE REPORT



DISCLAIMER

Hind Estates Ltd the marketing agent of this property, and the vendors of this property give notice that:

A. All measurements within these particulars are approximate, and floorplans are not to scale and are for informational purposes only.

B. Prospective purchasers should note that no statement or measurement in these details are to be relied upon as representation of fact, and all prospective purchasers should satisfy themselves by inspection or otherwise, as to the accuracy of the statements and measurements contained. These sales particulars do not form part of any contract.

C. No appliances, services or installations have been tested, prospective purchasers should obtain verification from their surveyor or solicitor as to their condition and suitability.

TENURE

We have been informed by the vendor that the property is Freehold. Prospective buyers should check with their legal representatives for verification.

DIRECTIONS

Proceed out of Lutterworth along the Leicester Road taking the last left hand turn before leaving the town into Bill Crane Way. Take the first left in Maxwell Way, then second right into Lacey Close, where number 9 can be found on the left hand side. POSTCODE: LE17 4GX



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Floor Plan

