



28 DENBIGH PLACE **LUTTERWORTH**

"A fabulous opportunity awaits a buyer to enjoy this extended family home, which offers so much including a generous garden, well presented exterior/interior and a garage. Ideal for the growing family and situated in a popular area of Lutterworth, the spacious accommodation comprises of an entrance porch, lounge/diner, inner hallway, breakfast kitchen, conservatory, utility and cloakroom. Upstairs there are three good sized bedrooms and a family bathroom. To the front of the property, there is a driveway providing ample off road parking leading to the garage. Whilst to the rear is a stunning garden laid mainly to lawn with a summerhouse, raised planters and a paved patio seating area to relax and enjoy the surroundings."

£289,950

28 Denbigh Place, Lutterworth

GROUND FLOOR

Entrance Porch

Obscure uPVC double glazed entrance door with obscure double glazed side lights to front aspect, composite entrance door to:

Lounge/Diner 6.66m (21'10") x 3.35m (11'0")

Three uPVC double glazed windows to front aspect, feature fireplace incorporating flame effect electric fire, coving to ceiling, radiator, communicating door to:

Inner Hallway

Stairs rising to first floor, radiator, coving to ceiling, radiator, uPVC double glazed French doors to conservatory, communicating door to:

Breakfast Kitchen 4.73m (15'6") x 3.10m (10'2")

Fitted with a range of wall and base level units, work surfaces over, one and a half bowl composite sink and drainer unit with mixer tap, tiled splashbacks, space for dual fuel cooker with extractor hood over, further appliance spaces for fridge and dishwasher, radiator, two uPVC double glazed windows to rear aspect, timber and glazed door to:

Conservatory

Of uPVC construction with brick built dwarf walls, uPVC double glazed windows and French doors, polycarbonate effect roof, radiator, tiled floor, communicating door to:

Utility

uPVC double glazed window to rear aspect, fitted wall and base level units, work surfaces over, space for washing machine and tumble dryer, communicating doors to garage and cloakroom.

Cloakroom

Fitted suite comprising low level flush w.c., wash hand basin with tiled splashback, window to rear aspect.

FIRST FLOOR

Landing

uPVC double glazed window to rear aspect, loft access, communicating doors.

Bedroom One 3.54m (11'7") x 3.26m (10'8")

uPVC double glazed window to front aspect, radiator.

Bedroom Two 3.36m (11') x 3.02m (9'11")

uPVC double glazed window to front aspect, radiator, fitted furniture including dressing table, wardrobes and storage cupboards.

Bedroom Three 2.99m (9'10") x 2.30m (7'6")

uPVC double glazed window to rear aspect, radiator.

Bathroom

Fitted four piece suite comprising low level flush w.c., pedestal wash hand basin, panel bath, shower cubicle with electric 'Triton' shower, tiling to water sensitive areas, radiator, built in cupboard housing 'Worcester' gas central heating boiler and hot water cylinder tank with linen storage, obscure uPVC double glazed window to rear aspect.

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OUTSIDE

Garden

To the front of the property is a driveway providing ample off road parking leading to the garage with a lawned fore garden.

To the rear, the beautifully tended generous garden is laid mainly to lawn with planted borders, a paved patio seating area, summerhouse, external light and water supply, enclosed by timber fence boundaries

Garage

With up and over door, power and light connected, communicating door to utility.

AGENTS NOTE

Miscellaneous

Harborough District Council

Council Tax Band B

£1,848.28

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

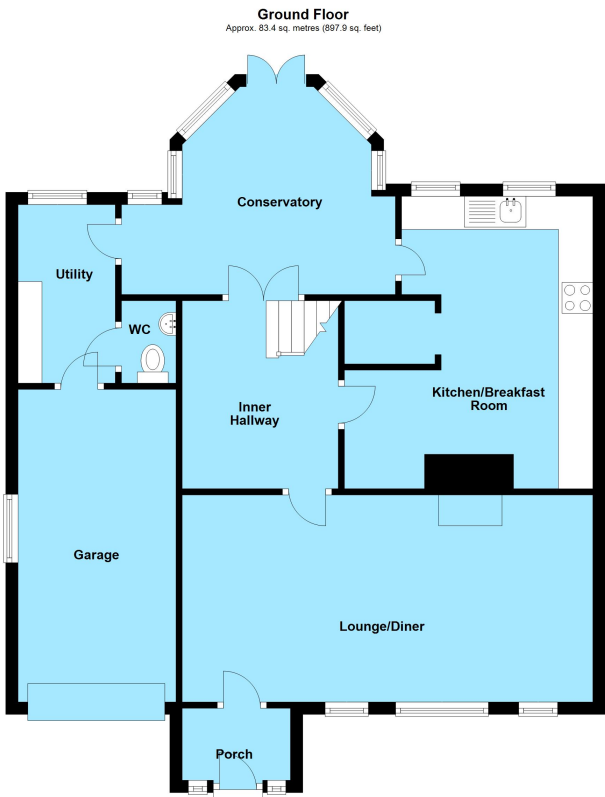
We have been informed by the vendor that the property is Freehold. Prospective buyers should check with their legal representatives for verification.

DIRECTIONS

Proceed out of Lutterworth along the Leicester Road, taking the third left hand turning into Central Avenue, Take the second right into Denbigh Place. Number 28 can be located on the right hand side, close to the junction with Sherrier Way. POSTCODE: LE17 4NX



28 Denbigh Place, Lutterworth
Floor Plan



Total area: approx. 128.4 sq. metres (1382.6 sq. feet)

