



14 WOODLEA AVENUE
LUTTERWORTH

Enjoying a generous, established and private rear garden, located within close proximity of local schools/amenities and offered for sale with the advantage of 'No Upward Chain', this three bedroom detached home is definitely an opportunity not to be missed! Step inside to find spacious ground floor accommodation comprising of an entrance porch, entrance hall, lounge and kitchen/diner. The first floor accommodation offers three good sized bedrooms and a family bathroom. Outside, the property has an elevated position set back from the road with driveway parking, single integral garage and a family friendly rear garden laid mainly to lawn. Early viewing is highly recommended to avoid disappointment." EPC = D

£325,000

14 Woodlea Avenue, Lutterworth

GROUND FLOOR

Entrance Porch

Obscure uPVC double glazed entrance door, uPVC double glazed windows to front and side aspects, wood effect laminate flooring, obscure uPVC double glazed door with uPVC double glazed side window to:

Entrance Hall

Stairs rising to first floor, understairs storage cupboard, radiator, wood effect laminate flooring, communicating doors.

Lounge 6.40m (21') x 3.87m (12'8") max

uPVC double glazed window to front aspect, feature brick fireplace incorporating gas fire (please note that the fire has been condemned for use), coving to ceiling, two radiators, wood effect laminate flooring, uPVC double glazed French doors with double glazed sidelights to rear aspect.

Kitchen/Diner 5.57m (18'3") max x 3.06m (10'1")

Fitted with a range of wall and base level units, work surfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap, tiling to water sensitive areas, gas hob with stainless steel splashback and chimney style extractor hood over, built in electric oven, space for washing machine and fridge freezer, radiator, tiled floor, two uPVC double glazed windows to rear aspect, uPVC double glazed door to rear aspect, communicating door to garage.

FIRST FLOOR

Landing

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

Bedroom One 3.37m (11'1") x 3.24m (10'8")

uPVC double glazed window to front aspect, radiator, fitted sliding mirrored door wardrobes.

Bedroom Two 3.24m (10'8") max x 2.92m (9'7")

uPVC double glazed window to rear aspect, radiator, built in storage cupboard housing wall mounted gas central heating 'Baxi' combination boiler.

Bedroom Three 3.37m (11'1") x 3.12m (10'3") max

uPVC double glazed window to front aspect, radiator, built in storage cupboard, fitted storage cupboard to stairwell bulkhead.

Bathroom

Fitted three piece white suite comprising low level flush w.c., pedestal wash hand basin, panelled bath with electric 'Mira' shower over, tiling to water sensitive areas, radiator, built in storage linen storage cupboard, obscure uPVC double glazed window to rear aspect.

OUTSIDE

Garden

To the front of the property are steps leading up to the entrance porch, a driveway providing off road parking leading to the single garage.

Gated side access leads to the generous rear garden which is laid mainly lawn with a variety of mature shrubs and trees to borders, paved patio seating area, greenhouse and external water supply, enclosed by timber fence boundaries.

14 Woodlea Avenue, Lutterworth

Garage

With up and over door, power and light connected.

AGENTS NOTE

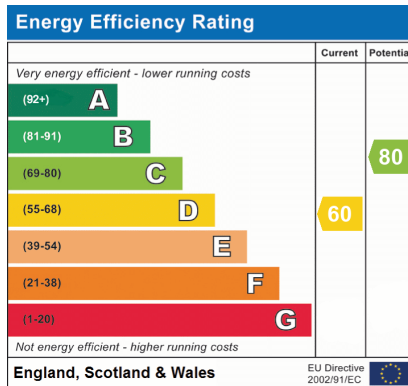
Miscellaneous

Harborough District Council

Council Tax Band C

£2,014.29

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

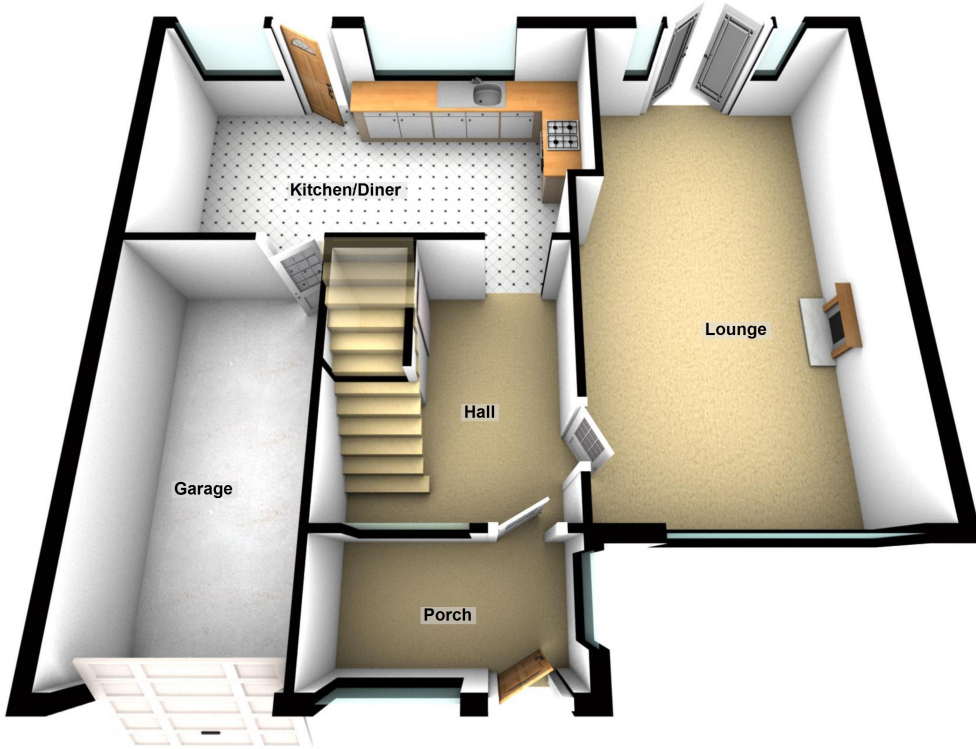
Proceed out of Lutterworth along Bitteswell Road. At the second mini-roundabout after Lutterworth College turn left into Brookfield Way. Take the fourth left into Woodlea Avenue where No. 14 can be found on the left hand side. POSTCODE: LE17 4TU



14 Woodlea Avenue, Lutterworth

Floor Plan

Ground Floor
Approx. 65.8 sq. metres (708.0 sq. feet)



Total area: approx. 107.4 sq. metres (1156.1 sq. feet)

First Floor
Approx. 41.6 sq. metres (448.1 sq. feet)

