



### **3 CRESCENT ROAD** **LUTTERWORTH**

"What a superb little gem of a property this truly is! Located in the heart of Lutterworth, stylishly presented throughout and afforded a generous south facing garden. Step inside to find spacious accommodation comprising of an entrance porch, hallway, lounge and kitchen/diner.

Whilst to the first floor, two double bedrooms and a bathroom. Outside, to the front of the property is a lawn area with block paved pathway leading to the entrance porch. To the rear is where you will find a well tended, enclosed garden which includes an area of artificial lawn, two patio seating areas, useful garden shed and two brick outbuildings. Early viewing is highly recommended." EPC = C

**£219,950**

# *3 Crescent Road, Lutterworth*

## **GROUND FLOOR**

### **Entrance Porch**

uPVC double glazed entrance door to front aspect, uPVC double glazed window to side aspect, further uPVC double glazed door to:

### **Entrance Hall**

Stairs rising to first floor, radiator, grey wood effect laminate flooring, communicating door to:

### **Lounge 3.94m (12'11") x 3.69m (12'1")**

uPVC double glazed window to front aspect, decorative fireplace recess, radiator, understairs storage cupboard, grey wood effect laminate flooring, communicating door to:

### **Kitchen/Diner 4.69m (15'4") x 2.44m (8'0")**

Fitted with a range of high gloss wall and base level units, work surfaces over, stainless steel sink and drainer unit with mixer tap, tiling to water sensitive areas, electric hob with chimney style extractor hood over, built in electric oven, appliance spaces for fridge freezer, washing machine and tumble dryer, inset ceiling downlights, radiator, wall mounted gas central heating combination boiler, grey wood effect laminate flooring, uPVC double glazed window to rear aspect, uPVC double glazed door to rear aspect.

## **FIRST FLOOR**

### **Landing**

Communicating doors.

### **Bedroom One 3.74m (12'3") x 2.81m (9'2")**

uPVC double glazed window to front aspect, radiator.

### **Bedroom Two 3.67m (12') x 2.63m (8'7")**

uPVC double glazed window to rear aspect, radiator.

### **Bathroom**

Fitted white suite comprising low level flush w.c., wash hand basin with vanity storage, P-shaped panelled bath with glass shower screen and rainwater shower with handset attachment over, tiling to water sensitive areas, loft access, heated towel rail, grey wood effect laminate flooring, obscure uPVC double glazed window to rear aspect.

## **OUTSIDE**

### **Garden**

To the front of the property is a small lawn with privet hedgerow border and a block paved pathway leading to the entrance door.

To the rear, the enclosed south facing garden includes an area of artificial lawn, concrete patio, further paved seating area, two brick outbuildings and garden shed, enclosed by timber fence boundaries.

## **AGENTS NOTE**

### **Miscellaneous**

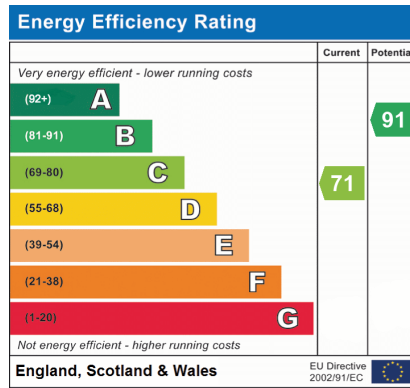
Harborough District Council

Council Tax Band

£1,510.72

# 3 Crescent Road, Lutterworth

## 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

From the High Street, proceed north out of Lutterworth along the Leicester Road (A426), continue straight on at the traffic lights and then take the first left into Crescent Road. Number 3 can be found on the left hand side. POSTCODE: LE17 4PE

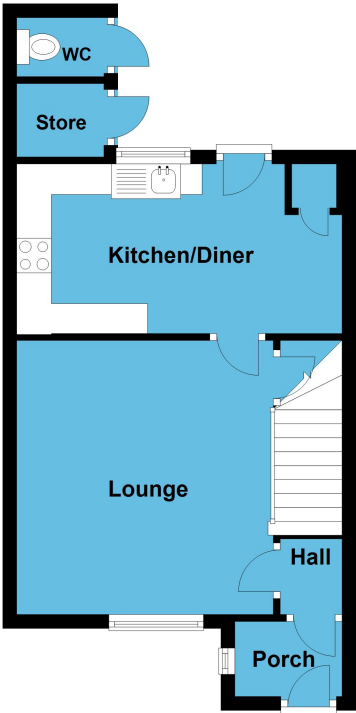


# *3 Crescent Road, Lutterworth*

## *Floor Plan*

### **Ground Floor**

Approx. 33.6 sq. metres (362.2 sq. feet)



Total area: approx. 64.6 sq. metres (695.0 sq. feet)

### **First Floor**

Approx. 30.9 sq. metres (332.9 sq. feet)

