



63 CUNNINGHAM DRIVE
LUTTERWORTH

"Affording the prestige of a generous corner plot position, this well proportioned executive detached home offers a spacious interior and benefits from a superb rear garden. Well presented throughout the accommodation comprises of an entrance porch, hallway, cloakroom, lounge with feature 'Inglenook' fireplace, separate dining room, breakfast kitchen, utility room and study. The first floor offers four double bedrooms, en-suite and a family bathroom set around a galleried landing. To the front is a driveway leading to a double garage and a wall enclosed garden with lawn and borders. Whilst to the rear, the garden enjoys a sunny aspect and is laid mainly to lawn with a paved patio seating area." EPC = D

£550,000

63 Cunningham Drive, Lutterworth

GROUND FLOOR

Entrance Porch

Entrance door with decorative double glazed panels and with uPVC double glazed sidelight to front aspect, telephone point, wood effect laminate flooring, internal door with glazed side panel to:

Entrance Hall

Stairs rising to first floor, understairs storage cupboard, radiator, cloaks cupboard, communicating doors.

Cloakroom

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

Lounge 6.93m (22'9") x 3.46m (11'4")

uPVC double glazed bay window to front aspect, feature inglenook style fireplace with brick surround, tiled hearth, beams over, gas coal effect fire basket (currently not in service) and incorporating uPVC double glazed side panels, ceiling coving and decorative ceiling roses, two radiators, television aerial point, multi-paned double communicating doors to:

Dining Room 3.46m (11'4") x 3.08m (10'1")

Radiator, sliding uPVC double glazed patio door with uPVC double glazed sidelight to rear aspect.

Kitchen Breakfast Room 4.10m (13'5") x 3.21m (10'6")

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 'Bosch' appliances including double oven, microwave, hob with 'Hotpoint' extractor over and fridge, integrated 'Bosch' dishwasher, inset ceiling downlights, radiator, wall mounted 'Vaillant' gas central heating boiler, uPVC double glazed window to rear aspect, communicating door to:

Utility 2.46m (8'1") x 1.81m (5'11")

Fitted base unit with work surface and sink unit over, tiling to water sensitive areas, space for washing machine, built in freezer, radiator, uPVC double glazed window to side aspect, uPVC double glazed door to side aspect.

Study 2.61m (8'7") x 1.65m (5'5")

uPVC double glazed window to front and side aspects, radiator, telephone point.

FIRST FLOOR

Galleried Landing

uPVC double glazed window to front aspect, built in airing cupboard housing hot water cylinder and with linen storage space, loft access, communicating doors.

Principal Bedroom 3.83m (12'7") x 3.18m (10'5")

uPVC double glazed window to rear aspect, radiator, fitted wardrobes with cupboards over and dressing table incorporated, bedside drawer units, communicating door to:

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En-Suite

Fitted suite comprising low level flush w.c., pedestal wash hand basin, walk in double width shower with 'Aqualisa' shower over, tiling to water sensitive areas, extractor fan, chrome ladder style towel radiator, built in cupboard with shelving over, mirrored door medicine cabinet with shaver socket, obscure uPVC double glazed window to front aspect.

Bedroom Two 4.00m (13'1") x 3.51m (11'6")

uPVC double glazed window to front aspect, radiator, built in wardrobes with cupboards over.

Bedroom Three 4.00m (13'2") x 2.86m (9'5")

uPVC double glazed window to rear aspect, radiator.

Bedroom Four 3.28m (10'9") x 2.79m (9'2")

uPVC double glazed window to rear aspect, radiator, built in furniture comprising wardrobe with cupboards over and drawer units.

Bathroom

Fitted with a white suite comprising low level flush w.c., pedestal wash hand basin, panelled bath with shower screen and 'Aqualisa' shower over, tiling to water sensitive areas, extractor fan, chrome ladder style towel radiator, mirrored door medicine cabinet with shaver socket, obscure uPVC double glazed window to front aspect.

OUTSIDE

Garden

The property benefits from being situated on a larger than average plot. To the front there is a driveway providing off road parking which leads to the detached double garage, with the garden mainly enclosed by brick built perimeter wall, lawn area with flower and shrub beds and external light. Gated access leads to the rear garden which is enclosed by part wall and timber fence boundaries, being laid mainly to lawn with flower and shrub borders, paved seating areas, external water supply and garden shed.

Double Detached Garage

With twin electrically operated roller shutter doors, uPVC double glazed window to rear aspect, power and light connected, pedestrian side access door.

AGENTS NOTE

Miscellaneous

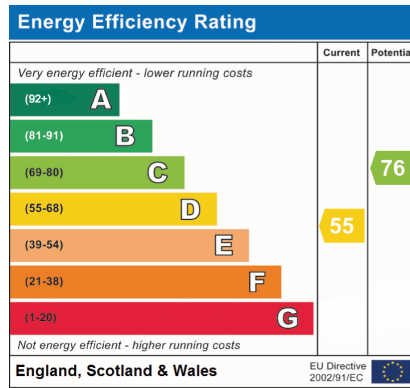
Harborough District Council

Council Tax Band F

£3,273.21

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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.

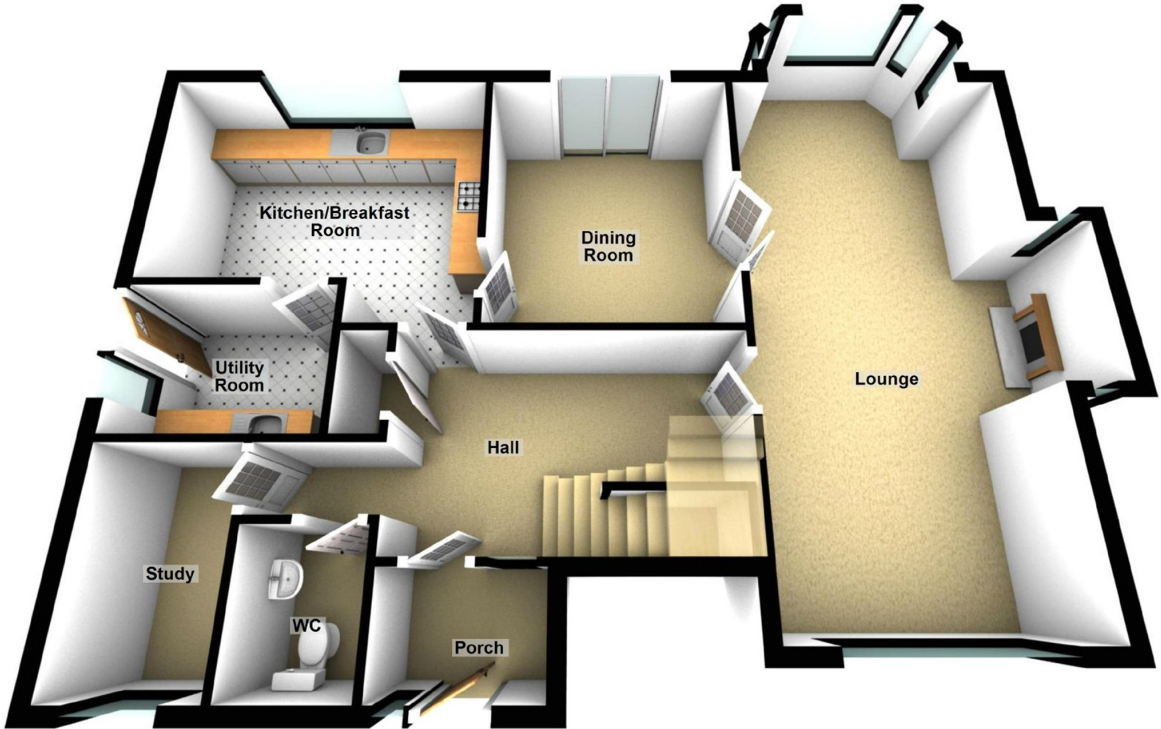
DIRECTIONS

Proceed out of Lutterworth along the Coventry Road, continue past the cricket pavilion and recreation ground, and pass Woodway Road before taking the next left hand turning into Cunningham Drive. Number 63 can be found on the right hand side. POSTCODE: LE17 4YR



63 Cunningham Drive, Lutterworth
Floor Plan

Ground Floor



First Floor

