



44 Lutterworth Road, Blaby, Leicester. LE8 4DN

- Beautifully Presented Period Semi Detached Home
- Ent Vestibule, Entrance Hall & Downstairs Cloaks/WC
- Lounge, Dining Room open to Kitchen
- Four Generous Bedrooms inc Loft Room
- Off Road Parking to Front
- Attractive Enclosed Garden with Outside Store
- GFCH System with Hive & Double Glazing
- Viewing Essential To Appreciate
- EPC Rating D & Council Tax Band C



PROPERTY DESCRIPTION

Viewing is an absolute must to appreciate all this tastefully decorated and stylish period semi detached home has to offer. Located just a short distance from Blaby town centre, the property offers spacious accommodation throughout and a plethora of attractive features. Approached via a gravel frontage providing off road parking, the front door leads into an entrance vestibule and further into the entrance hallway with stairs to the first floor, understairs storage and access to both reception rooms and a downstairs cloaks/WC. The lounge has double glazed bay window to the front, side window, feature fireplace with inset gas fire, picture rail, ceiling rose and feature panelled wall. The dining room also has a feature fireplace with inset gas fire, side window, double glazed French doors leading to the garden and gives open access to the good sized kitchen fitted with base units, bespoke recess wall cupboards, 5 ring gas hob, electric oven, tiled flooring and door to the garden. Upstairs the first floor landing is a perfect size to accommodate a desk to use as a study area and it leads to three generous bedrooms, two with fitted robes and the family bathroom with white suite comprising bath with shower over, wash hand basin inset with storage below, low flush WC and heated towel rail. The landing also has stairs leading to the second floor where you will find the generous loft room with Velux and eaves storage. Outside to the rear is an attractive rear garden with gated side access, lawn area, patio, outside store and mature shrub borders. The property has the benefit of a gas central heating system with a combi boiler and Hive and double glazing. EPC Rating is D and Council Tax Band is C.



ROOM DESCRIPTIONS

Entrance Vestibule

Entrance Hallway

Cloaks/WC

Lounge

13' 6" into recess x 13' 0" plus bay (4.11m x 3.96m)

Dining Room

11' 6" x 12' 10" (3.51m x 3.91m)

Kitchen

10' 0" x 15' 11" max (3.05m x 4.85m)

First Floor Landing/Study Area

Bedroom

11' 8" into recess x 13' 0" (3.56m x 3.96m)

Bedroom

11' 8" into recess x 12' 11" (3.56m x 3.94m)

Bedroom

10' 0" x 9' 0" (3.05m x 2.74m)

Family Bathroom

6' 10" x 5' 3" (2.08m x 1.60m)

Loft Room

13' 3" x 17' 9" (4.04m x 5.41m) 13' 3" plus recess x 17' 9" (4.04m x 5.41m) . Please note measurements are maximum and restricted height in parts.

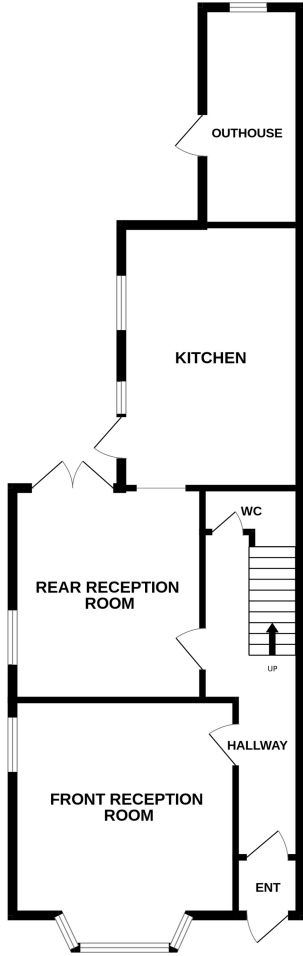
Outside Store

5' 11" x 13' 2" max (1.80m x 4.01m)

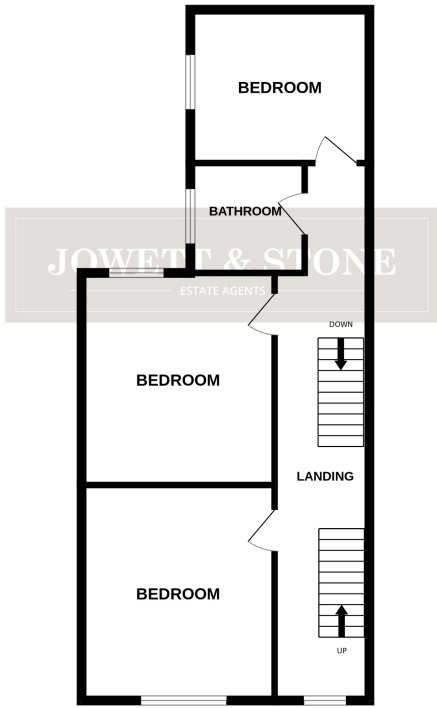


FLOORPLAN & EPC

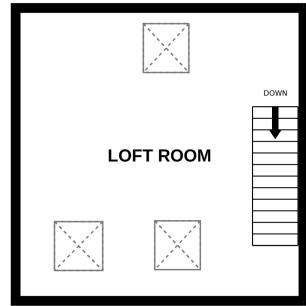
GROUND FLOOR
714 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



2ND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 1646 sq.ft. (152.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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