

**SOLD  
STC**



**4 Sawmill Place, Claybrooke Magna, Lutterworth, Leicestershire LE17 5FQ**

**SSTC £239,950 - Freehold**

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## PROPERTY DESCRIPTION

Modern Delights! - This beautifully presented semi-detached home is situated in one of SOUTH LEICESTERSHIRE'S PREMIUM VILLAGES with accommodation comprising, entrance hall, lounge, fitted kitchen/diner, downstairs wc, first floor landing, two double bedrooms and family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazed windows with well maintained garden to the rear and off road parking to the side. Internal viewing is essential!

## POINTS OF INTEREST

- *Modern Semi-Det*
- *Two Bedrooms*
- *Lounge*
- *Ftd Kitchen/Diner*
- *Downstairs WC*
- *Family Bathroom*
- *Attractive Gardens*
- *Viewing Essential*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Double glazed door to the front aspect, stairs to first floor landing and radiator.

#### Lounge

15' 7" x 9' 5" (4.75m x 2.87m) UPVC double glazed window to the front aspect and radiator.

#### Fitted Kitchen/Diner

12' 9" x 10' 9" (3.89m x 3.28m) UPVC double glazed window to the rear aspect, UPVC double glazed door to the rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, fridge/freezer, plumbing for washing machine, ceiling spot lights and radiator.

#### Downstairs WC

Being fitted with two piece suite comprising, low level wc, hand wash basin and radiator.

### First Floor

#### First Floor Landing

loft access and radiator.

#### Bedroom One

12' 10" x 10' 1" (3.91m x 3.07m) UPVC double glazed window to the rear aspect, built in cupboard and radiator.

#### Bedroom Two

10' 9" x 9' 2" (3.28m x 2.79m) UPVC double glazed window to the front aspect, over stairs cupboard and radiator.

#### Family Bathroom

UPVC double glazed window to the side aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over, heated towel rail and ceiling spot lights.

#### Front Garden

To the front of the property there is a garden area with tandem off road parking to the side.

#### Rear Garden

To the rear of the property there are beautifully maintained lawn gardens with flower beds and patio area with gated side access.

#### Additional Notes:

Council tax band B (Harborough District Council)

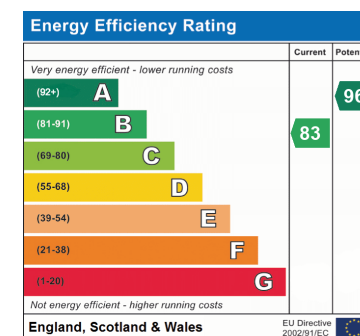
Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

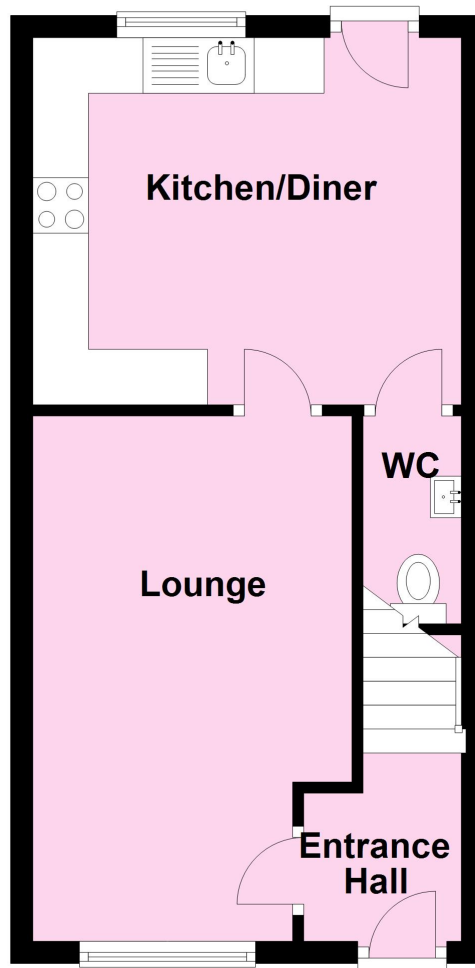
No flood risks that we are aware of

Annual Green Space Maintenance £367.05 PA



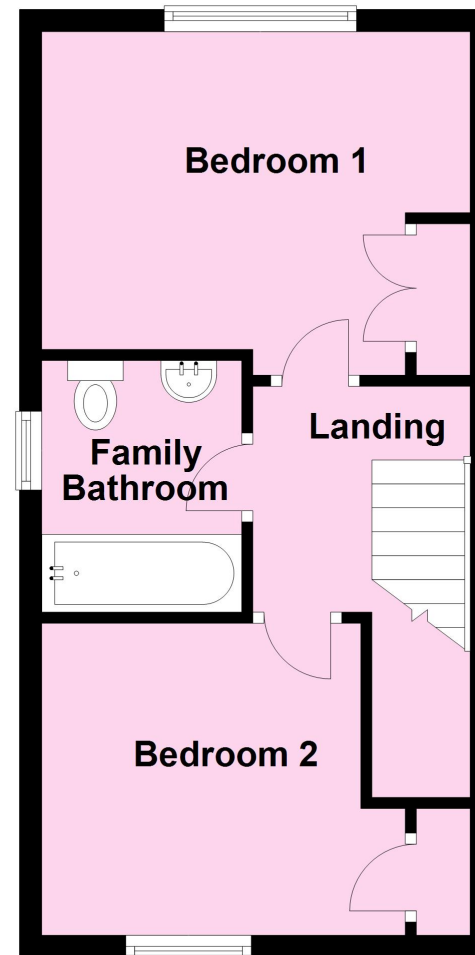
## Ground Floor

Approx. 31.7 sq. metres (341.2 sq. feet)



## First Floor

Approx. 31.3 sq. metres (337.1 sq. feet)



**Total area: approx. 63.0 sq. metres (678.3 sq. feet)**

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