



11 ATTLEE CLOSE **LUTTERWORTH**

"A perfect opportunity to get on to the property ladder is afforded by this two bedroom mid-town house with a well presented interior/exterior and low maintenance garden with west facing aspect! Situated in a cul-de-sac location on the ever popular 'Buttercups' estate the property offers accommodation to include an entrance hall, kitchen, lounge/dining room, first floor landing, two bedrooms and bathroom. Outside, there is allocated off road parking for two vehicles. Whilst to the rear, lies a private, decoratively paved garden with useful storage shed."

£199,950

11 Attlee Close, Lutterworth

GROUND FLOOR

Entrance Hall

uPVC double glazed entrance door to front aspect, stairs rising to first floor, radiator, communicating doors.

Kitchen 2.69m (8'10") x 2.06m (6'9")

Fitted with a range of wall and base level units, work surfaces over, stainless steel sink and drainer unit with mixer tap, tiling to water sensitive areas, appliance spaces for electric cooker with fitted extractor over, washing machine, slimline dishwasher and fridge freezer, wall mounted gas central heating boiler, radiator, uPVC double glazed window to front aspect.

Lounge/Diner 4.84m (15'11") x 3.94m (12'11")

Feature fireplace incorporating electric fire, radiator, uPVC double glazed window and French door to rear aspect.

FIRST FLOOR

Landing

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

Bedroom One 3.07m (10'1") x 2.44m (8'0")

Two uPVC double glazed windows to front aspect, radiator, built in double wardrobe, built in airing cupboard over stairwell housing hot water cylinder and linen storage space.

Bedroom Two 3.41m (11'2") x 2.51m (8'3")

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 shower over, fully tiled walls,, extractor fan, radiator, obscure uPVC double glazed window to rear aspect.

OUTSIDE

Garden

To the front there is a canopy porch over entrance door, small fore garden and two allocated parking spaces.

The low maintenance rear garden is decoratively paved, enclosed by timber panelled fencing with garden shed and has gated access to an alleyway which leads to the front of the property.

AGENTS NOTE

Miscellaneous

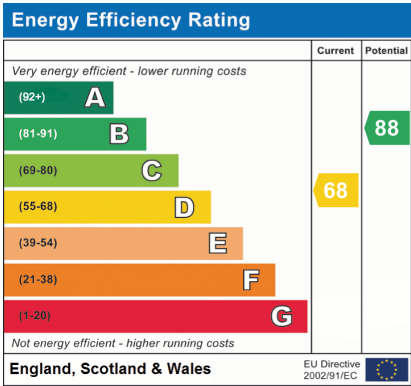
Harborough District Council

Council Tax Band B

£1,848.28

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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

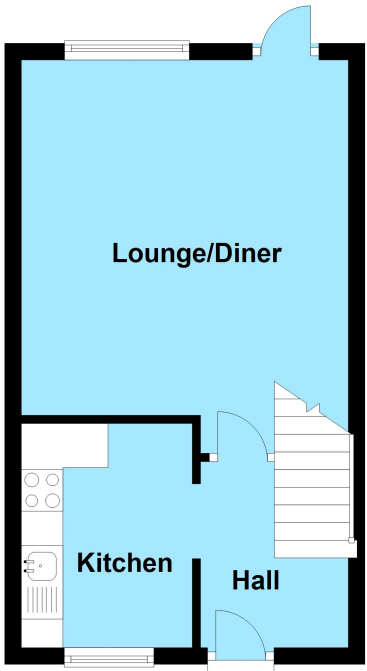
Proceed out of Lutterworth along Coventry Road. Take the third left hand turn into Cunningham Drive. Take the third right into Mountbatten Way. Turn left at the T-junction and first left into Attlee Close, where number 11 can be found on the left hand side. POSTCODE: LE17 4YG



11 Attlee Close, Lutterworth
Floor Plan

Ground Floor

Approx. 27.8 sq. metres (299.0 sq. feet)



Total area: approx. 52.2 sq. metres (562.2 sq. feet)

First Floor

Approx. 24.5 sq. metres (263.2 sq. feet)

