



## **18 ATTLEE CLOSE** **LUTTERWORTH**

**"A perfect opportunity to get on to the property ladder is afforded by this semi-detached house with a well presented interior, a smart kitchen and bathroom and garden with sunny aspect!**

**Situated in a cul-de-sac 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, a driveway provides off road parking. Whilst to the rear lies a private enclosed lawned garden with patio area." EPC = D**

**£225,000**

# *18 Attlee Close, Lutterworth*

## **GROUND FLOOR**

### **Entrance Hall**

Entrance door with decorative double glazed panels 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, gas hob with chimney style extractor over, built in electric oven, space for washing machine and fridge/freezer, wall mounted gas central heating boiler, radiator, uPVC double glazed box bay window to front aspect

### **Lounge/Diner 4.72m (15'6") x 3.94m (12'11")**

Feature ornamental fireplace with 'Adam' style surround, marble effect hearth and back panel, radiator, uPVC double glazed French door and window to rear aspect.

## **FIRST FLOOR**

### **Landing**

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

### **Bedroom One 3.59m (11'9") x 2.97m (9'9") plus 1.72m (5'8") x 1.72m (5'8")**

uPVC double glazed window to front aspect, radiator, built in double wardrobe, built in airing cupboard over stairwell housing hot water cylinder tank and with linen storage.

### **Bedroom Two 3.40m (11'2") x 2.06m (6'9")**

uPVC double glazed window to rear aspect, radiator.

### **Bathroom**

Fitted suite comprising low level flush w.c., pedestal wash hand basin, panelled bath with glass shower screen and electric shower over, tiling to water sensitive areas, extractor fan, radiator, obscure uPVC double glazed window to rear aspect.

## **OUTSIDE**

### **Garden**

To the front it is laid to stone with canopy over entrance door, side driveway providing off road parking. The rear garden is laid to lawn with paved seating area and garden shed, enclosed by timber fence boundaries.

## **AGENTS NOTE**

### **Miscellaneous**

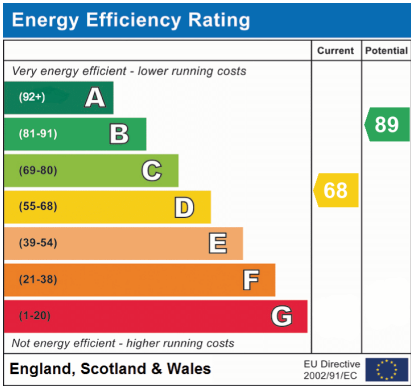
Harborough District Council

Council Tax Band B

£1,762.50

# 18 Attlee Close, 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

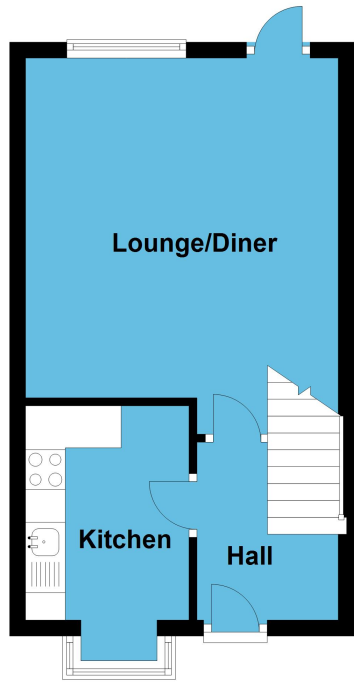
Proceed out of Lutterworth along Coventry Road. Take the third left hand turn into Cunningham Drive. Continue along for some distance taking the third right hand turn into Mountbatten Way. Turn left at the t-junction and first left into Attlee Close where number 18 will be directly in front of you.  
POSTCODE: LE17 4YG



*18 Attlee Close, Lutterworth*  
*Floor Plan*

**Ground Floor**

Approx. 28.0 sq. metres (301.6 sq. feet)



Total area: approx. 52.5 sq. metres (564.8 sq. feet)

**First Floor**

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

