



67 Lutterworth Road, Blaby, Leicester. LE8 4DW

- Stunning Extended Semi Detached Property
- Walking Distance to Blaby Town Centre
- Rear Dining Kitchen Extension With Bi Folds To Garden
- Ent Porch, Ent Hall, Front Lounge With Bay Window
- Ground Floor Shower Room/Wc, Utility
- Landing, Three Bedrooms, Family Shower Room
- Attractive Front And Rear Garden Areas
- Car Standing, Garage/Store To Rear
- Viewing Essential To Appreciate
- EPC Rating E & Council Tax Band C



PROPERTY DESCRIPTION

Stunning extended semi detached property situated within walking distance to Blaby town centre. Rarely do properties of this nature come to the market and an early internal viewing is considered essential to appreciate the accommodation on offer. Extended to the rear to provide an open plan living/dining area and presented to the highest standard throughout, this really is a one off opportunity to purchase a truly beautiful semi detached home. In brief the property comprises of entrance porch, entrance hall with wood parquet flooring, front lounge with bay window and feature log burner, fantastic rear living dining kitchen with a range of base and wall units, central island, integrated appliances including full height fridge, freezer, wine cooler, dishwasher, ceiling windows, Karndean flooring, rear bi fold doors opening out to the rear garden, utility room and separate ground floor shower room/wc. To the first floor the landing gives access to the two double bedrooms both with fitted wardrobes and a third single bedroom as well as a modern family shower room/wc. Additionally there are shuttered window fittings and a gas fired central heating system as well as double glazing. Externally the property has great kerb appeal with a front gravel area providing ample car standing, lawn area with central block pathway with borders. A side gate leads to the rear garden with block patio, raised borders with lighting and rear patio area leading to the rear garage/store. The garage store has an electric door and is accessed via a right of way over the neighbouring property. EPC rating E and Council tax is band C.



ROOM DESCRIPTIONS

Ent Porch

Entrance Hall

Lounge

14' 11" max into bay x 11' 10" into rec (4.55m x 3.61m)

Downstairs Shower Room/Wc

Dining Kitchen

22' 8" x 16' 10" red to 11'10" (6.91m x 5.13m)

Utility Room

8' 3" x 5' 10" (2.51m x 1.78m)

Landing

Bedroom

13' 0" x 10' 11" to back of robes (3.96m x 3.33m)

Bedroom

11' 10" to back of robes x 9' 8" (3.61m x 2.95m)

Bedroom

9' 1" max x 6' 11" (2.77m x 2.11m)

Family Shower Room/Wc

External

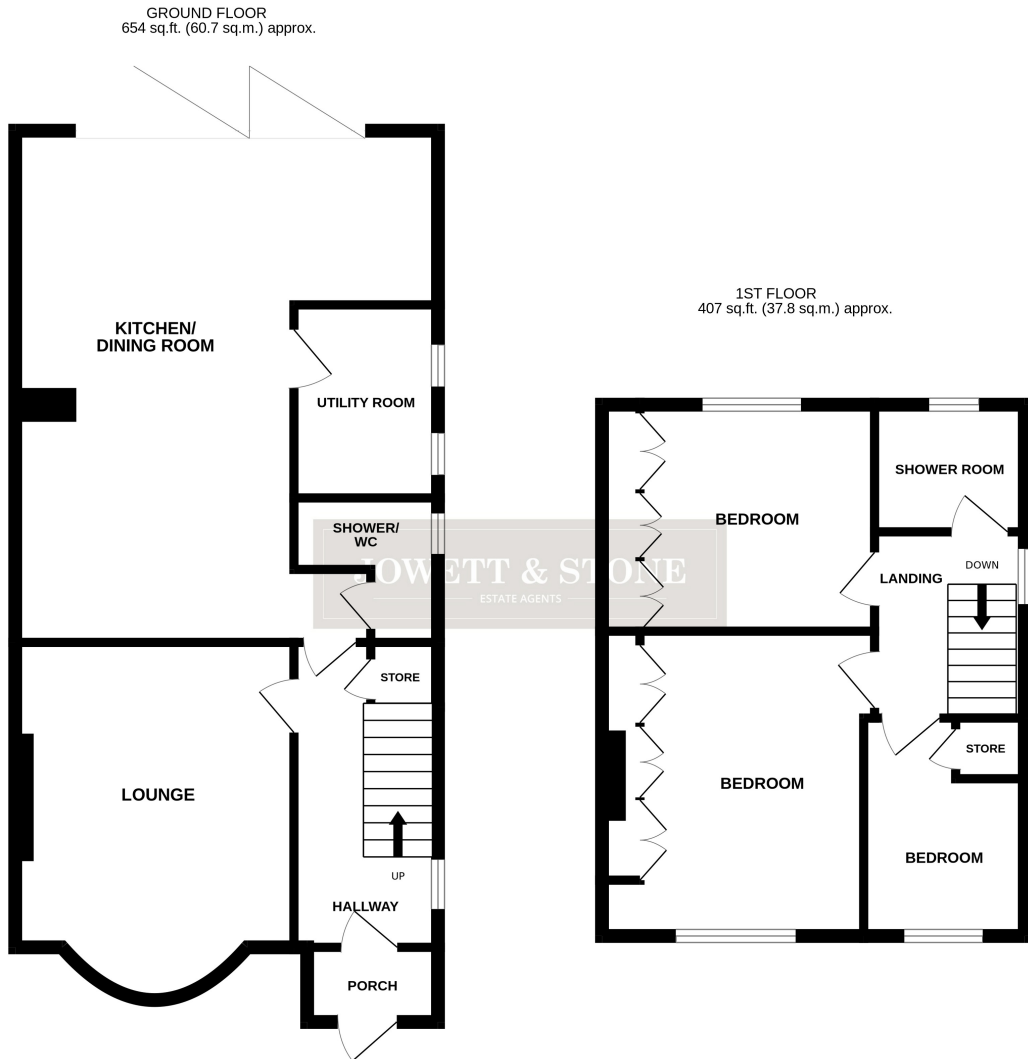
Rear Garden

Garage

16' 4" red to 7'10" x 15' 2" red to 9'3" (4.98m x 4.62m)



FLOORPLAN & EPC



TOTAL FLOOR AREA: 1061 sq.ft. (98.6 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		87
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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