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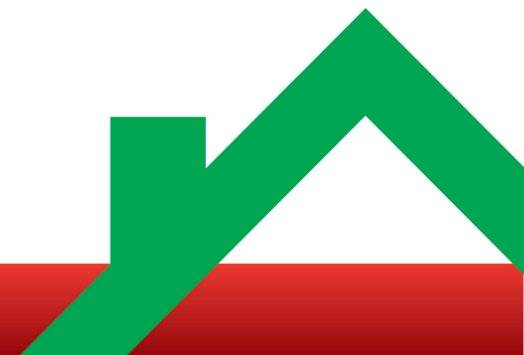
LUTTERWORTH
LEICESTERSHIRE
LE17 4FR

£359,950 Freehold



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern three bedroom detached family home located in Lutterworth.

There are a range of local amenities to include shops and stores, public houses, recreational facilities, restaurants and hot food take away outlets.

There is convenient commuter access to the M1, M6, A5 and A14 road and motorway networks and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing, ground floor cloakroom/w.c. comprising of a low level w.c. and wash hand basin, lounge with patio doors opening onto the rear garden and a separate dining room. The kitchen has a four ring gas hob with extractor over and oven beneath and space and plumbing for an automatic washing machine and dishwasher. There is a door opening onto the rear garden and a further door to the under stairs storage cupboard.

To the first floor there are three well proportioned bedrooms all with fitted wardrobes. The master bedroom benefits from an fully tiled en-suite shower room comprising of a shower cubicle vanity unit with wash hand basin, low level w.c. and heated towel rail. The family bathroom is fitted with a three piece white suite comprising of a bath with shower attachment, wash hand basin and low level w.c.

The property benefits from gas fired central heating to radiators, Upvc double glazing, air conditioning and photovoltaic solar panels which divert any unused electric generation to heat the hot water. All mains services are connected.

Externally, the front driveway can be accessed via electric gates and offers secure off road parking with access to the garage. There is an additional side garden enclosed by fencing and hedging. The enclosed rear garden can be accessed from the front of the property and is predominantly laid to lawn with plants and trees. The garage has an electric door, pedestrian door opening into the rear garden and tiled flooring.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 89 m² (957 ft²).

AGENTS NOTES

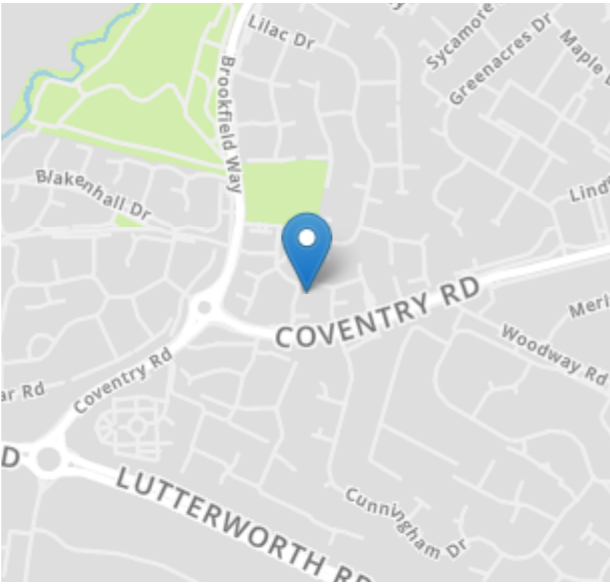
Council Tax Band 'D'.
Estimated Rental Value: £1300 pcm approx.
What3Words ///fumes.resolves.galloping

MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Modern Three Bedroom Detached Family Home
- Lounge and Separate Dining Room
- Kitchen with Oven, Hob and Extractor
- Ground Floor Cloakroom/W.C.
- First Floor Family Bathroom with Three Piece White Suite
- Gas Fired Central Heating to Radiators, Upvc Double Glazing, Air Conditioning and Photovoltaic Solar Panels
- Enclosed Rear Garden, Off Road Parking and Garage
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

Entrance Hall

7' 9" x 6' 7" (2.36m x 2.01m)

Ground Floor Cloakroom/W.C.

4' 6" x 3' 5" (1.37m x 1.04m)

Lounge

16' 7" x 10' 1" (5.05m x 3.07m)

Dining Room

10' 4" x 7' 9" (3.15m x 2.36m)

Kitchen

14' 1" x 8' 3" (4.29m x 2.51m)

First Floor

Bedroom One

16' 8" maximum x 10' 4" (5.08m maximum x 3.15m)

En-Suite Shower Room

8' 2" x 4' 1" (2.49m x 1.24m)

Bedroom Two

9' 4" x 9' 3" (2.84m x 2.82m)

Bedroom Three

11' 11" maximum x 7' 1" (3.63m maximum x 2.16m)

Family Bathroom

8' 3" x 6' 3" (2.51m x 1.91m)

Externally

Garage

17' 5" x 8' 9" (5.31m x 2.67m)

FLOOR PLAN



IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.