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Coopers Lane, Dunton Bassett, Lutterworth, Leicestershire LE17 5LH

£2,100 pcm

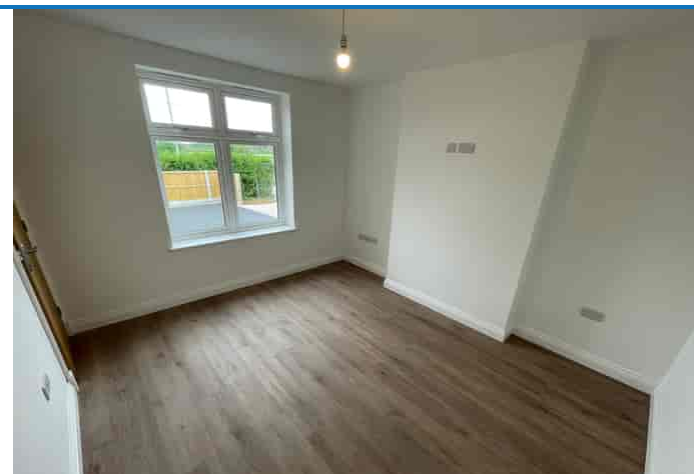
77, Main Street, Broughton Astley, Leicester, LE9 6RE 01455 285555 [lettings@davidrobinsonestates.co.uk](mailto:lettings@davidrobinsonestates.co.uk)

## PROPERTY DESCRIPTION

Looking For The Wow Factor? - Then look no further with this completely refurbished detached family home offering fantastic appointed accommodation comprising ,entrance hall, lounge, study, down stairs wc, living fitted dining kitchen, utility, first floor landing, four great sized bedrooms, master with brand new en-suite, re-furbished family bathroom. The property benefits from brand new gas fired central heating system, brand new double glazing throughout, with ample off road parking to the front and attractive garden to the rear. You will not be disappointed with this superb property and early viewing is encouraged.

## POINTS OF INTEREST

- *Re-furbished Detached*
- *Four Bedrooms*
- *Lounge*
- *Living Ftd D/Kitchen*
- *En-Suite*
- *Family Bathroom*
- *ORP*
- *Enclosed Garden*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Double glazed doors to the front aspect, tiled flooring and stairs to first floor landing.

#### Down Stairs WC

Being fitted with two piece suite comprising, low level wc, hand wash basin, tiled flooring with under floor heating.

#### Lounge

12' 2" x 10' 7" (3.71m x 3.23m) UPVC double glazed window to the front aspect, under floor heating.

#### Study

8' 3" x 7' 11" (2.51m x 2.41m) UPVC double glazed window to the front aspect and under floor heating.

#### Living Fitted Dining Kitchen

23' 6" x 18' 8" (7.16m x 5.69m) Two UPVC double glazed windows to the side aspect, bi-folding doors to the rear aspect, being re-fitted with a range of wall and base units with built in double oven, hob, fridge, freezer, dish washer, ceiling spot light, under flooring heating and ceiling spot lights.

#### Utility

UPVC double glazed door to the side aspect, being fitted with base units, plumbing for washing machine and under flooring heating.

### First Floor

#### First Floor Landing

UPVC double glazed window to the side aspect and radiator.

#### Bedroom One

12' 5" x 11' 7" (3.78m x 3.53m) UPVC double glazed window to the front aspect and radiator.

#### En-Suite

10' 5" x 5' 4" (3.17m x 1.63m) UPVC double glazed window to the side aspect being fitted with three piece suite comprising, low level wc, hand wash basin, double shower cubicle, tiled flooring and heated towel rail.

#### Bedroom Two

12' 6" x 10' 7" (3.81m x 3.23m) UPVC double glazed window to the front aspect, over stairs cupboard and radiator.

#### Bedroom Three

12' 11" x 9' 7" (3.94m x 2.92m) UPVC double glazed window to the rear aspect and radiator.

#### Bedroom Four

11' 7" x 8' 7" (3.53m x 2.62m) UPVC double glazed window to the rear aspect and radiator.

#### Family Bathroom

8' 5" x 7' 8" (2.57m x 2.34m) UPVC double glazed window to the side aspect, being fitted with four piece suite comprising, low level wc, hand wash basin, bath, double shower cubicle and heated towel rail.

#### Front Garden

To the front of the property there is a courtyard garden providing ample off road parking with field views further to the front.

#### Rear Garden

To the rear of the property there are enclosed lawn gardens with large patio area and side access to both sides.

#### Additional Notes:

Council tax band E (Harborough District Council)

Standard Brick Construction / Tiled Roof

Connected to mains gas/water/electric/sewerage

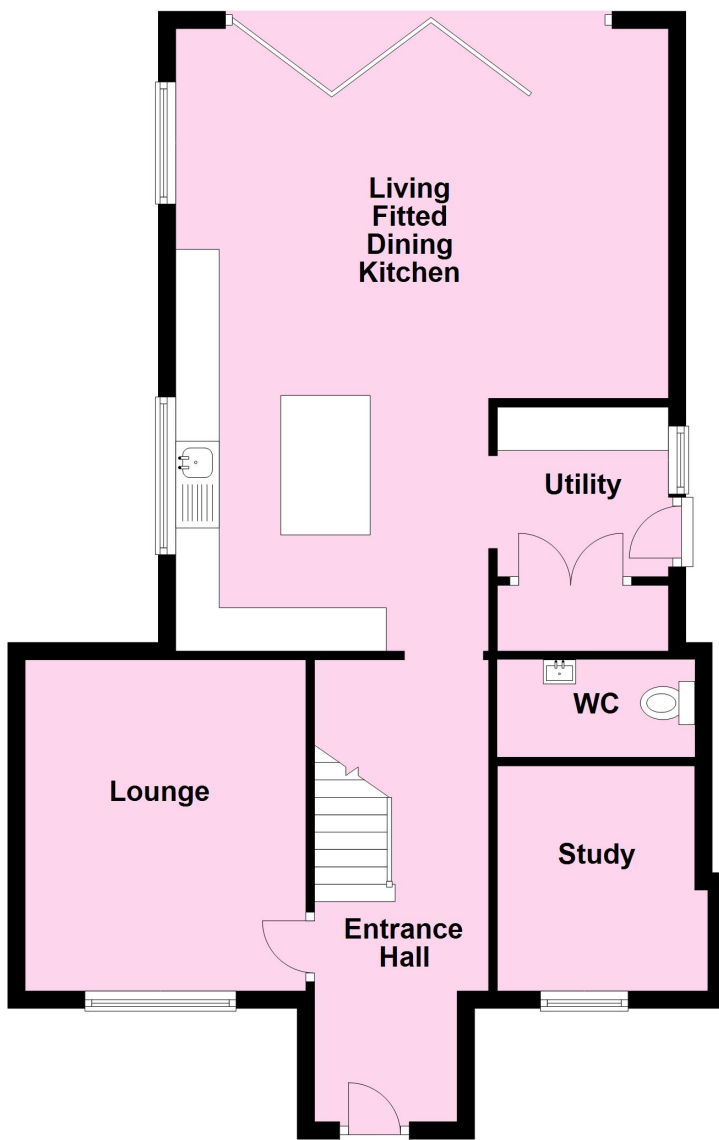
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	74	
(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

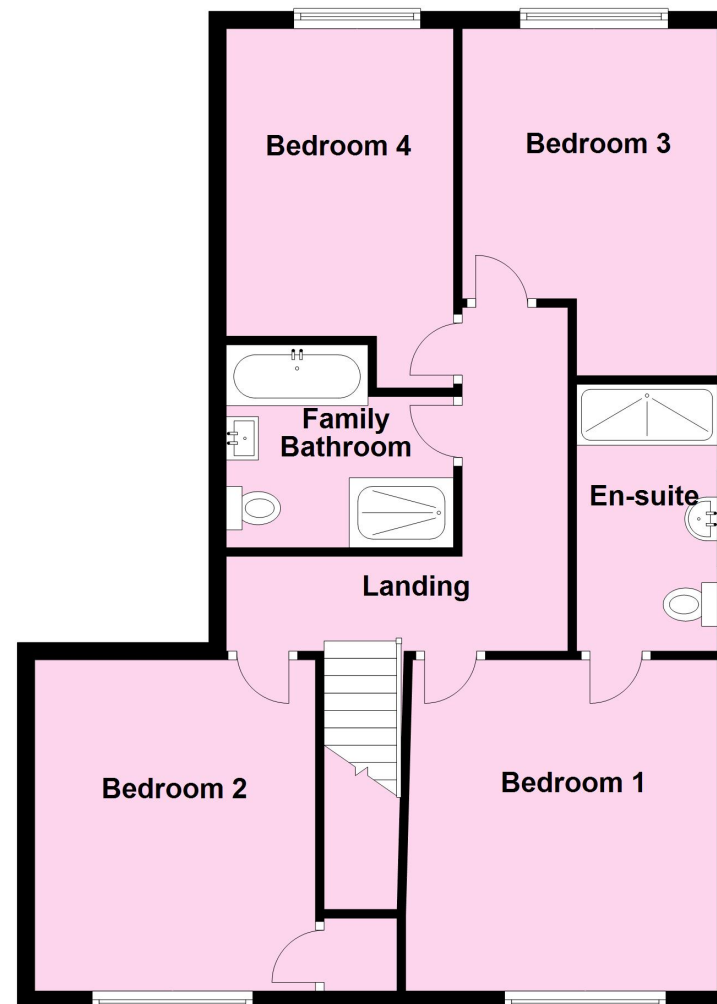
### Ground Floor

Approx. 73.1 sq. metres (787.4 sq. feet)



### First Floor

Approx. 71.0 sq. metres (763.8 sq. feet)



Total area: approx. 144.1 sq. metres (1551.1 sq. feet)