

**SOLD  
STC**



**12 Woodcutter Lane, Claybrooke Magna, Lutterworth, Leicestershire LE17 5FP**

**SSTC £355,000 - Freehold**

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## PROPERTY DESCRIPTION

Location Location Location! - Don't miss out with this rare change to buy a modern three bed modern family detached home in this leafy village, with accommodation comprising, entrance hall, lounge, fitted kitchen diner, utility, down stairs wc, first floor landing three bedrooms, master benefits from en-suite and good sized family bathroom. To the front of the property there is off road parking giving access to single garage and well maintained lawn gardens to the rear. Internal viewing comes highly recommended to appreciate the accommodation on offer!

## POINTS OF INTEREST

- *Modern Detached*
- *Three Bedrooms*
- *En-Suite*
- *Lounge*
- *Ftd Kitchen/Diner*
- *Utility*
- *Garage*
- *Quiet Location*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Double glazed door to the front aspect, stairs to first floor landing and radiator.

#### Lounge

10' 2" x 16' 2" (3.10m x 4.93m) UPVC double glazed bay window to the front aspect and two radiators.

#### Modern Fitted Kitchen Diner

13' 9" x 12' 0" (4.19m x 3.66m) UPVC double glazed window to the rear aspect, UPVC double glazed window to the rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, fridge/freezer, dish washer, under stairs cupboard and radiator.

#### Utility

UPVC double glazed door to the rear aspect, being fitted with a range of wall and base units, plumbing for washing machine.

#### Downstairs WC

UPVC double glazed window to the rear aspect, being fitted with two piece suite comprising, low level wc, hand wash basin and radiator.

### First Floor

#### First Floor Landing

Built in airing cupboard, loft access and radiator.

#### Bedroom One

13' 7" x 9' 11" (4.14m x 3.02m) UPVC double glazed window to the front aspect, two fitted wardrobes and radiator.

#### En-Suite

Being fitted with three piece suite comprising, low level wc, hand wash basin, shower cubicle, ceiling spot lights and heated towel rail.

#### Bedroom Two

10' 5" x 12' 7" (3.17m x 3.84m) UPVC double glazed window to the front aspect, built in cupboard and radiator.

#### Bedroom Three

13' 9" x 6' 9" (4.19m x 2.06m) UPVC double glazed window to the rear aspect and radiator.

#### Family Bathroom

UPVC double glazed window to the rear aspect, being fitted with four piece suite comprising, low level wc, hand wash basin, bath, shower cubicle and heated towel rail.

#### Front Garden

To the front of the property there are attractive laid to lawn gardens with ample off road parking giving access to single garage.

#### Single Garage

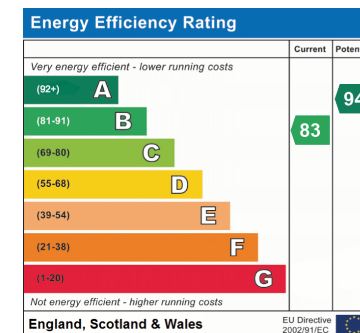
With up and over door, power and lighting.

#### Rear Garden

To the rear of the property there are attractive private laid to lawn gardens with a mix of shrubs and planted surround, patio area and side access.

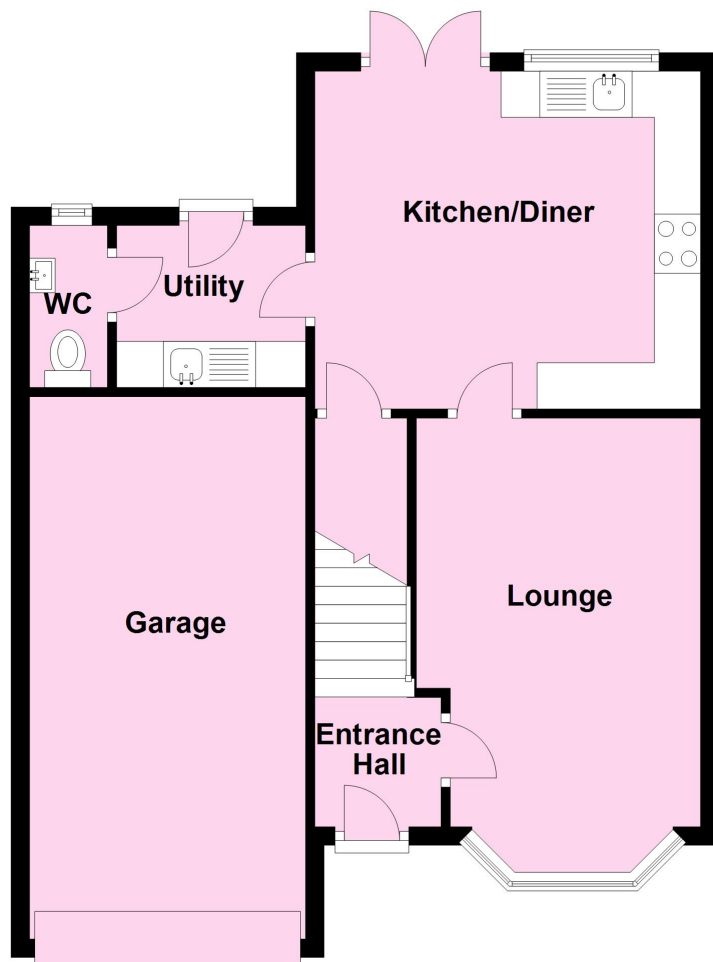
#### Additional Notes:

Council tax band D (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



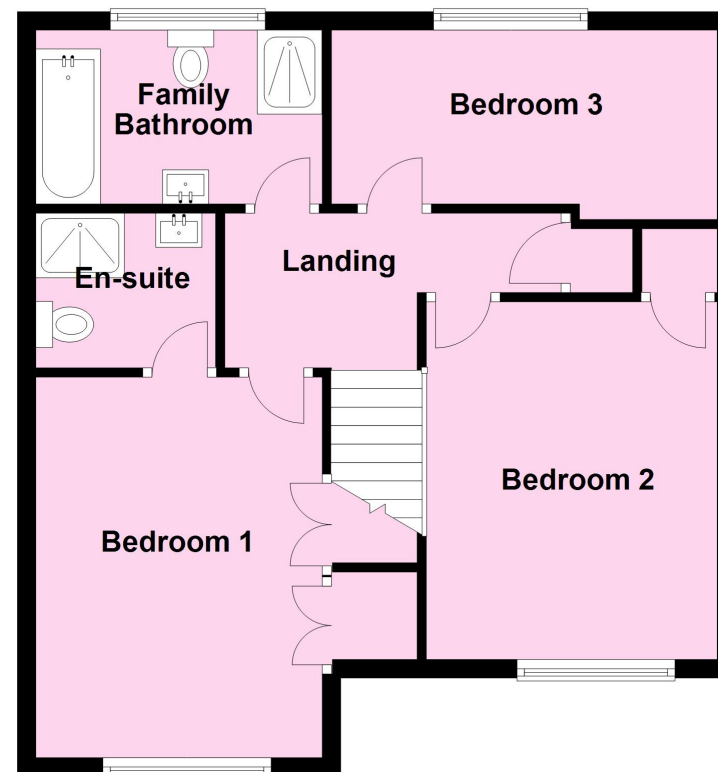
## Ground Floor

Approx. 58.3 sq. metres (627.8 sq. feet)



## First Floor

Approx. 53.7 sq. metres (577.6 sq. feet)



Total area: approx. 112.0 sq. metres (1205.4 sq. feet)

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