



33 SYCAMORE DRIVE
LUTTERWORTH

"This superbly presented detached bungalow with the addition of a fabulous lounge/diner extension and en-suite is located on the popular 'Greenacres' estate within one of the most sought after cul-de-sac settings. Updated to a very high standard throughout, the accommodation includes an entrance hall, kitchen, generous lounge/diner with recently fitted sliding doors, principal bedroom with en-suite, bedroom two and a bathroom. Outside, a block paved driveway leads to a single garage with internal access whilst to the rear a beautiful garden is landscaped for easy maintenance being mainly block paved with a decked seating area and flower and shrub borders." EPC= C

£320,000

33 Sycamore Drive, Lutterworth

ACCOMMODATION

Entrance Hall

uPVC entrance door with obscure double glazed panels to side aspect, fitted cloaks cupboard, radiator, engineered oak flooring, ceiling coving, loft access, phone point, communication doors.

Lounge/Diner 6.43m (21'1") max x 4.47m (14'8") max

Lounge

Engineered oak flooring, TV connection, ceiling coving, radiator, open access into;

Dining Room

Engineered oak flooring, radiator, television aerial point, uPVC double glazed window, uPVC double glazed window light, sliding uPVC double glazed patio door to rear aspect.

Kitchen 3.41m (11'2") max x 2.38m (7'10")

Fitted with a range of cream coloured eye and base level units, work surfaces over, sink unit with mixer tap, decorative tiling to water sensitive areas, built in "Zanussi" double oven, fitted "Hotpoint" gas hob with extractor hood over, space for fridge and freezer, integrated slimline dishwasher, built in pantry cupboard with shelving, ceiling coving, radiator, uPVC double glazed window to side aspect.

Principal Bedroom 4.34m (14'3") x 2.50m (8'3")

Fitted wardrobes with cupboards over, radiator, ceiling coving, uPVC double glazed window to front aspect, folding door to;

En-suite

Fitted with a modern suite comprising of a tiled shower cubicle, low level flush w.c., wash hand basin with mixer tap, tiled splashbacks and vanity cupboard over, heated towel rail, ceiling coving, extractor fan, wall mounted cupboard.

Bedroom Two 3.43m (11'3") x 2.31m (7'7")

Fitted wardrobes with cupboards over, radiator, ceiling coving, uPVC double glazed window to rear aspect.

Bathroom

Fitted with a modern white suite comprising a panelled bath with a "Triton" shower over and a hinged shower screen, low level w.c. with an enclosed cistern, wash hand basin with vanity cupboard under and side drawers, tiling to water sensitive areas, heated chrome ladder style towel rail, ceiling coving, obscure uPVC double glazed window to side aspect.

OUTSIDE

Garden

To the front there is a block paved driveway providing off road parking and leading to the garage. Gated side access with external lighting leads to the entrance door and rear garden, which has been landscaped for easy maintenance, being mainly block paved with a gravelled area, further decked seating area, ornamental trellis, external lighting, external tap to the opposite side, flower and shrub beds.

Garage

With up and over door, power and light connected, window to side aspect, fitted worksurface with space under washing machine and tumble dryer, wall mounted "Worcester" gas boiler, communicating doors to entrance hall.

33 Sycamore Drive, Lutterworth

AGENTS NOTE

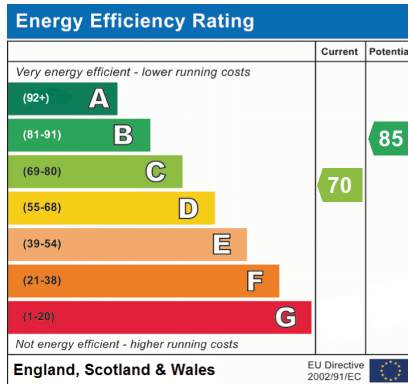
Miscellaneous

Harborough District Council

Council Tax Band D

£2,167.17

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 and take the second turning right into Greenacres Drive and then fourth left into Ashleigh Drive, then right into Sycamore Drive where Number 33 is located on the right hand side. POSTCODE: LE17 4TR



33 Sycamore Drive, Lutterworth
Floor Plan

Ground Floor

