



16 MARYLEBONE DRIVE **LUTTERWORTH**

"This four bedroom detached property is situated on a superbly generous plot in a cul-de-sac location that is within close proximity of the town centre amenities. Step inside to find accommodation which comprises of an entrance hall, guest cloakroom, lounge with feature fireplace, conservatory, dining kitchen, utility, four bedrooms and a family bathroom. Outside, to the front is a driveway providing off road parking leading to the garage/store with a further paved vehicle/caravan hardstanding. Whilst to the rear, the extensive garden is laid mainly to lawn and stocked with a variety of mature shrubs and trees." EPC = D

£385,000

16 Marylebone Drive, Lutterworth

GROUND FLOOR

Entrance Hall

Obscure uPVC double glazed entrance door, radiator, stairs rising to first floor, understairs storage cupboard, Parquet effect vinyl flooring, communicating doors.

Cloakroom

Fitted suite comprising low level flush w.c., wash hand basin, tiling to water sensitive areas, obscure uPVC double glazed window to front aspect.

Lounge 5.55m (18'3") x 3.60m (11'10")

uPVC double glazed bow window to front aspect, feature brick fireplace with quarry tiled hearth, radiator, uPVC double glazed French doors with double glazed sidelights to:

Conservatory

Of timber construction with double glazed windows, two pairs of double glazed French doors, polycarbonate effect roof, two radiators.

Kitchen?Diner 5.55m (18'3") x 3.04m (10')

Fitted with a range of wall and base level units, worksurfaces over, one and a half bowl ceramic sink and drainer unit with mixer tap, tiling to water sensitive areas, space for Rangemaster style cooker with brushed chrome splashback and chimney style extractor hood over, integrated dishwasher, space for fridge freezer, inset ceiling downlights, radiator, uPVC double glazed window to side aspect, uPVC double glazed French door with double glazed sidelights to conservatory, timber and obscure glazed door to outer passage.

Outer Passage

Obscure uPVC double glazed door to side aspect, utility meters, timber and glazed door to rear aspect, timber and glazed door to:

Utility

Formerly part of the garage, fitted wall and base level units, worksurfaces over, stainless steel sink and drainer unit, space for washing machine and tumble dryer, communicating door to store.

FIRST FLOOR

Landing

uPVC double glazed window light to rear aspect, loft access, coving to ceiling, communicating doors.

Principal Bedroom 3.66m (12') max x 3.10m (10'2")

uPVC double glazed window to front aspect, radiator, fitted wardrobes.

Bedroom Two 3.63m (11'11") x 2.46m (8'1")

uPVC double glazed window to rear aspect, radiator.

Bedroom Three 3.10m (10'2") x 2.46m (8'1")

uPVC double glazed window to rear aspect, radiator.

Bedroom Four 2.88m (9'6") x 2.14m (7')

uPVC double glazed window to front aspect, radiator, fitted wardrobes.

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Bathroom

Fitted four piece white suite comprising low level flush w.c., pedestal wash hand basin, corner bath, double width shower, tiling to water sensitive areas, inset ceiling downlights, radiator, chrome ladder style towel radiator, built in airing cupboard housing hot water cylinder tank and with linen storage, obscure uPVC double glazed window to side aspect.

OUTSIDE

Garden

To the front of the property a driveway provides off road parking and leads to the garage/store with a further paved vehicle/caravan hardstanding.

The private west facing established rear garden is laid mainly to lawn and stocked with a variety of mature shrubs and trees, external water supply, two garden sheds and greenhouse.

Garage/Store

With up and over door, power and light connected.

AGENTS NOTE

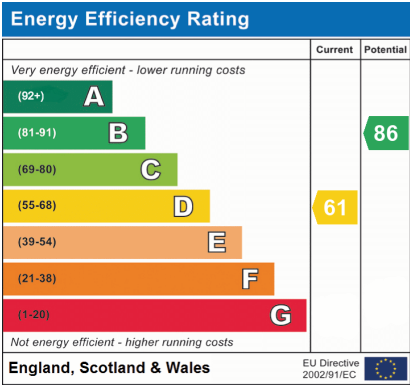
Miscellaneous

Harborough District Council

Council Tax Band D

£2,266.07

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.

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TENURE

We have been informed by the vendor that the property is Freehold. Prospective buyers should check with their legal representatives for verification.

DIRECTIONS

From the High Street turn right into Station Road which leads onto Boundary Road and then take the first right into Marylebone Drive. Number 16 can then be found on the right hand side. POSTCODE: LE17 4DL



16 Marylebone Drive, Lutterworth
Floor Plan

