



READINGS

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Rugby Road
Eutterworth, LE17 4HN

Price Guide £300,000



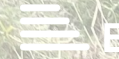
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Rugby Road

, Lutterworth, LE17 4HN

A rare opportunity to purchase a detached bungalow occupying a plot of .23 acres in a non-estate position within walking distance of Lutterworth town centre.

Great development potential as a single dwelling or in conjunction with neighboring land owners, a multi-plot development may be possible.

Originally built as a two-bedroom bungalow, it is currently configured as three bedrooms. A home office, a generous lounge, and a dining kitchen with a utility room and a family bathroom.

Benefitting from UPVC double glazing and an oil-fired central heating system.

The property is set back from the road with plenty of parking and a single detached garage and good sized private rear gardens.

Freehold with vacant possession.

Entrance Hall
7'3" x 5'6" (2.22m x 1.70m)

Study
7'3" x 6'2" (2.22m x 1.88m)

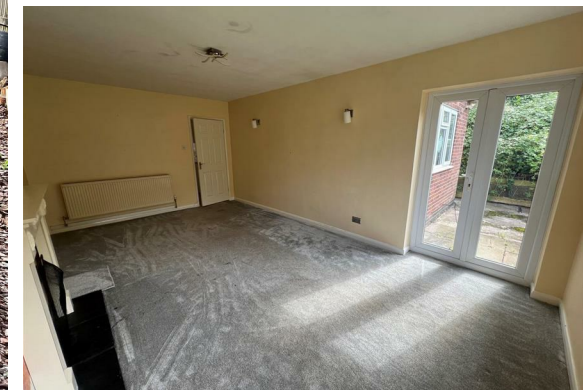
Lounge
19'2" x 11'3" (5.85m x 3.43m)

Dining Kitchen
11'3" x 16'2" (3.43m x 4.95m)

Utility Room
7'3" x 5'11" (2.22m x 1.81m)

Inner Hall

Bedroom 1
12'4" x 9'11" (3.78m x 3.03m)





Bedroom 2
9'1" x 7'5" (2.77m x 2.27m)

Bedroom 3
12'4" x 5'2" (3.77m x 1.60m)

Bathroom
Paneled bath with electric shower over.
Pedestal wash hand basin and low level WC/

Outside
The property is set well back from the road with a deep grassed frontage and driveway providing car standing for several vehicles leading to a single detached garage. There is a good-sized rear garden with a private aspect.



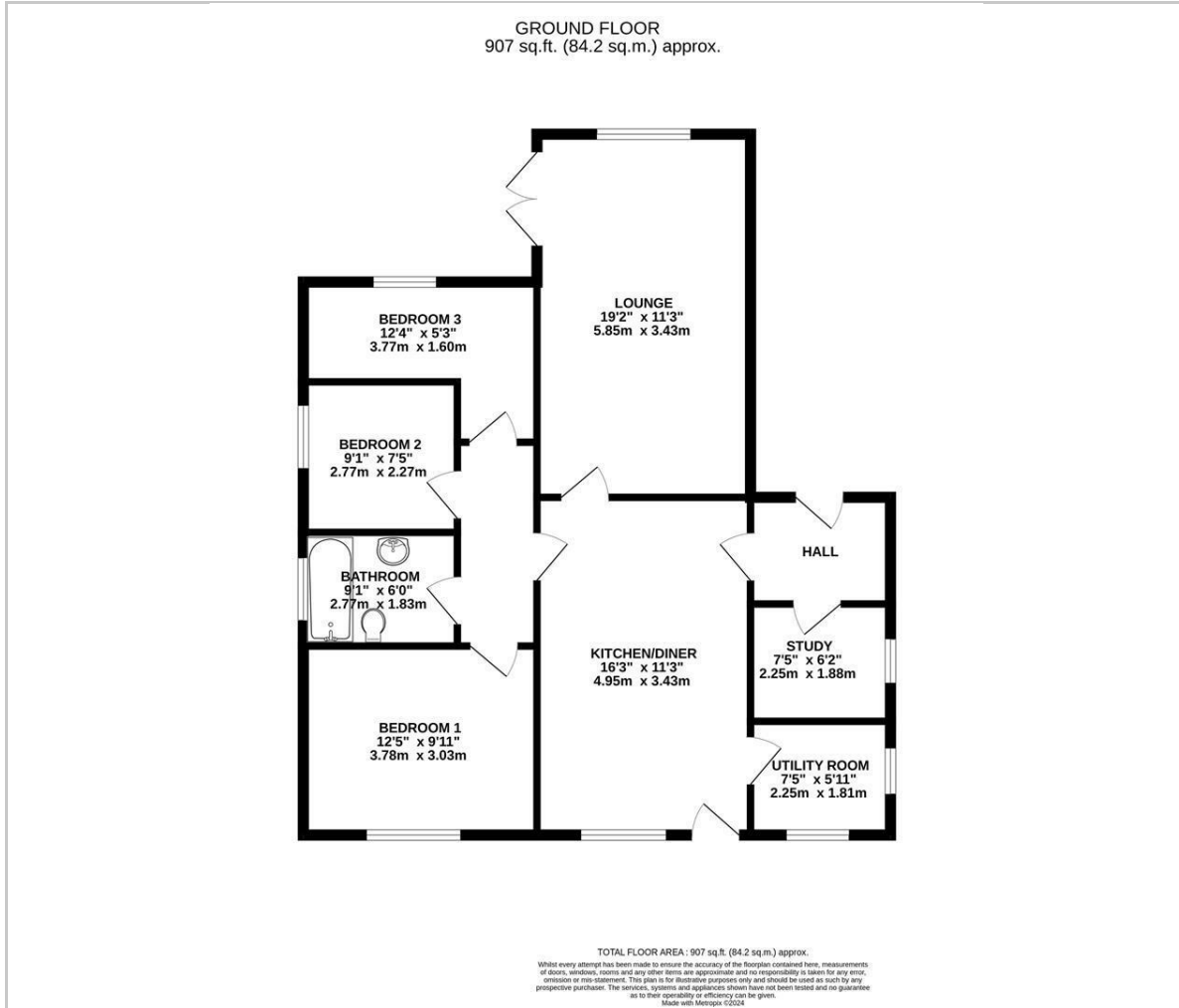
Tenure
The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - The heating system is oil fired and there is mains water with the sewerage by way of a cesspit.



Consumer Protection Legislation
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.



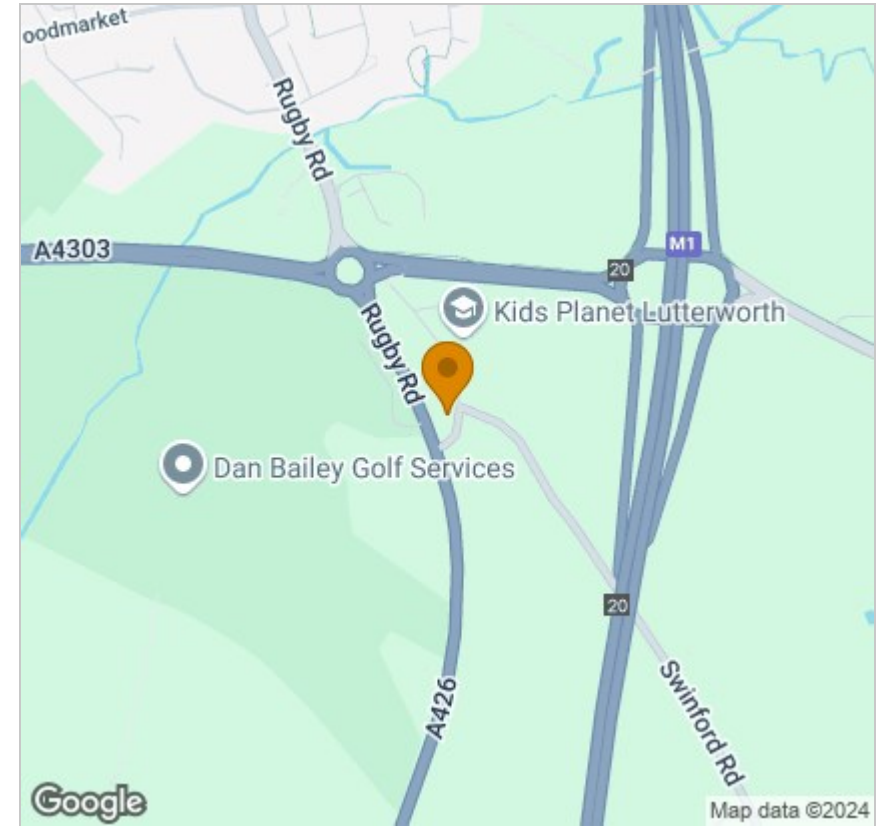
Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

