



Woodmarket, Lutterworth LE17 4DB

PE PICKER

Offers In Excess Of £180,000

PE
PICKER
ELLIOTT
ESTATE AGENTS

110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Nestled in the heart of the picturesque Woodmarket in Lutterworth, this charming end-terraced cottage exudes character and warmth. Boasting one reception room, a recently refitted kitchen, two cosy bedrooms, and a well-appointed shower room, this end town house is a delightful blend of traditional charm and modern convenience.

Step inside this immaculately presented property, which has been recently refurbished to offer a comfortable and inviting living space. The popular village location adds to the appeal, providing a tranquil setting for those seeking a peaceful retreat.

Whether you're looking for a cozy home to settle down in or a quaint weekend getaway, this charming cottage on Woodmarket is sure to capture your heart. Don't miss the opportunity to make this characterful property your own slice of countryside paradise.



Lounge

9'4" x 26'9" (2.86 x 8.17)

Entering through a UPVC double glazed front door and having wood effect flooring, a UPVC double glazed window, feature fireplace, central heating radiator and stairs leading to the first floor. Open plan access to

Kitchen

With a range of newly fitted kitchen units seated beneath a rolled-edge worksurface. There is space with plumbing for a washing machine, electric oven, electric hob, UPVC double glazed window and a timber glazed door leading to the rear, please note all appliances are new.

Re Fitted Shower Room

With low level button flush toilet, vanity unit with sink, double glazed window with frosted glass, shower cubicle with glass shower screen and mains shower.

Stairs to landing

With UPVC double glazed window and access to airing cupboard which houses the gas combination boiler.

Bedroom One

12'5" x 11'11" (3.79 x 3.64)

With UPVC double glazed window, central heating radiator and access to over-stairs storage.

Bedroom Two

5'8" x 8'7" (1.75 x 2.63)

With UPVC double glazed window and central heating radiator.

Rear Garden

With a gravelled, low maintenance rear garden, timber shed, and gated access to the front of the property via shared entry.

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.

2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.

3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.

4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

8. All main services are understood to be connected but have not been tested by the Agents.

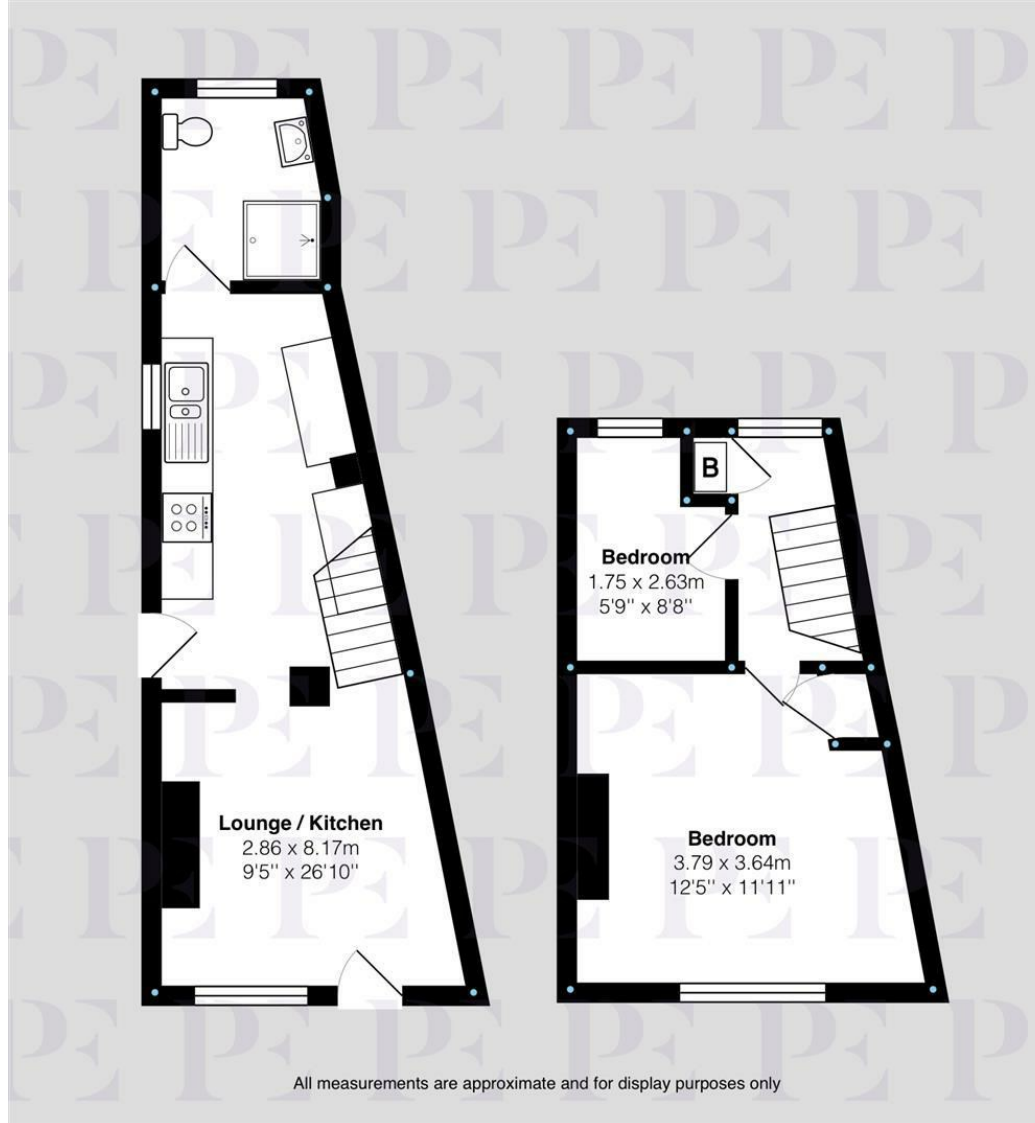
9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as possible. MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

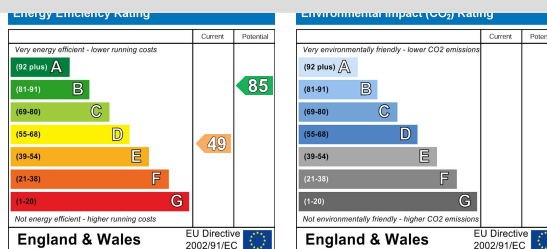




P PICKER
E ELLIOTT
ESTATE AGENTS



All measurements are approximate and for display purposes only



Registered company name: **Picker Elliott LTD**
 Company registration number: **09153786**
 VAT Number: **199 0836 58**

