

2 Dale Close, Lutterworth, LE17 4FW



£240,000

A fabulous opportunity has arisen to acquire this beautifully presented two bedroom semi-detached home situated on the popular Kingsbury Park development in Lutterworth. The accommodation comprises, entrance hall, cloakroom WC, open-plan breakfast kitchen and lounge. On the first floor there are two double bedrooms, and a family bathroom. Outside you will find a landscaped rear garden with a paved seating area and to the front are two parking spaces. Offered with no upward chain viewing is highly recommended.

Service without compromise

Entrance Hall

Step into this lovely home via a composite front door into the hall where you will find a radiator and ceramic tiled flooring.

Cloakroom 6'09" x 3' (2.06m x 0.91m)



Fitted with a low level WC and wash hand basin. There is an obscure glazed window to the front aspect, a radiator and ceramic tiled flooring.

Breakfast Kitchen 13' x 10'1" (3.96m x 3.07m)



This modern open - plan breakfast kitchen is fitted with a range of gloss cabinets with complimenting surfaces, stainless steel bowl and half sink unit, eye-level double oven, gas hob with extractor, integrated fridge freezer and space for a washer dryer. There is a window to the front aspect and a breakfast bar.

Lounge 13'9" x 13'7" (4.19m x 4.14m)



The spacious lounge area is open-plan with the breakfast kitchen and has a set of French doors that open into the garden. The stairs rise to the first floor and has a useful storage cupboard.

Landing



The light and airy landing has a window to the side and doors to the bedroom's and bathroom.

Bedroom One 13'7" x 11'2" (4.14m x 3.40m)



A double bedroom with dual aspect windows and a radiator.

Bedroom Two 13'7" x 9'9" (4.14m x 2.97m)



A double bedroom with a window to the rear aspect and a radiator.

Bathroom



Fitted with a low level WC, pedestal hand wash basin, bath with shower and side screen, ceramic wall and floor tiles and a heated towel rail.

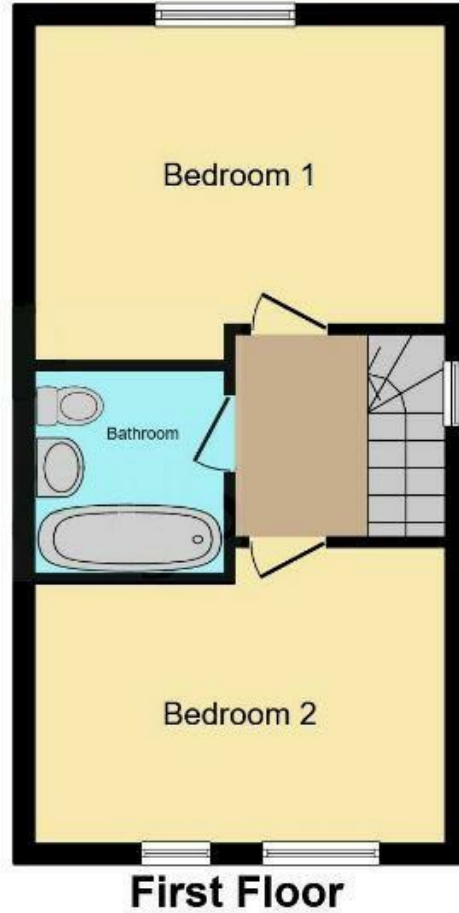
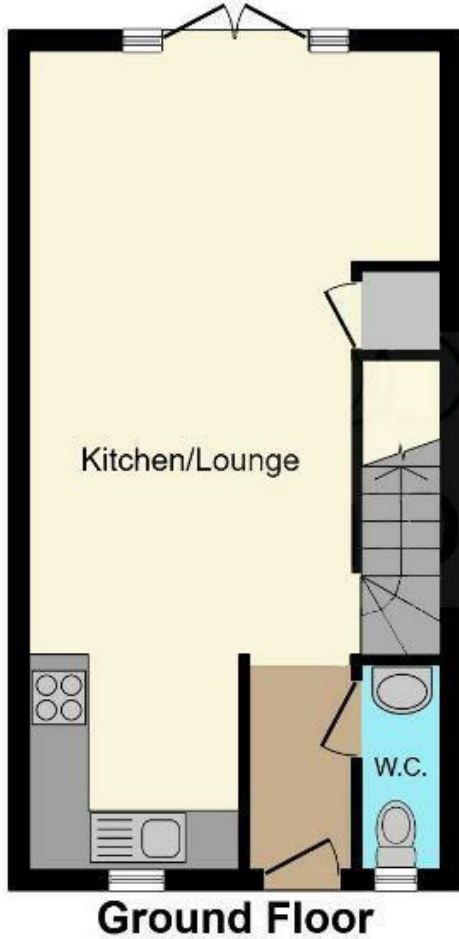
Garden

The garden has a paved patio seating area with a lawn, barked pathway, shrub borders and gated side access to the parking.

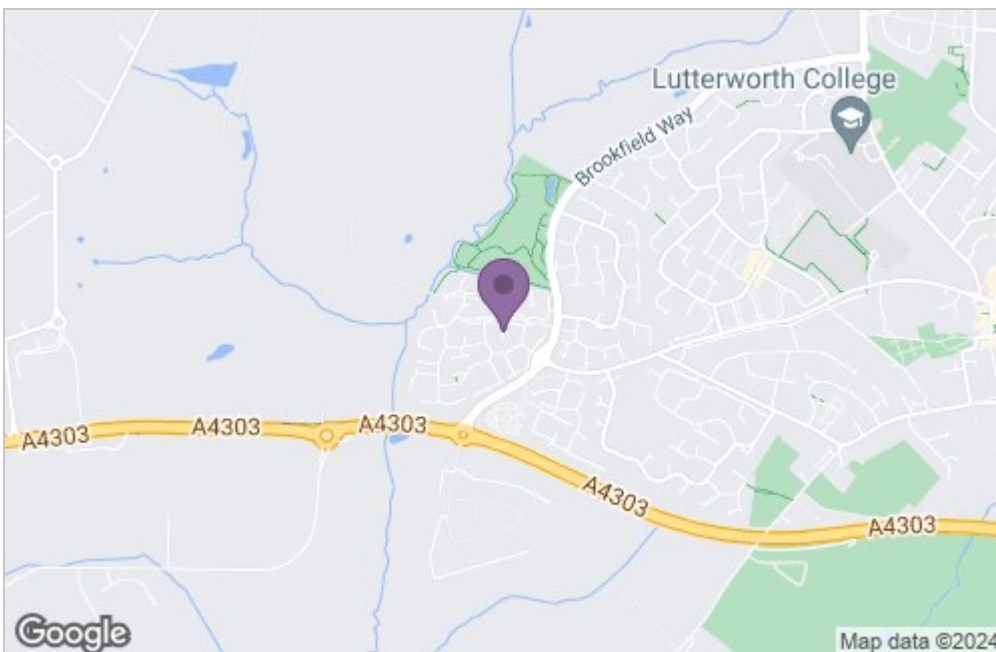
Outside & Parking

A drive provides ample off road parking. Gated side access to the enclosed rear garden.

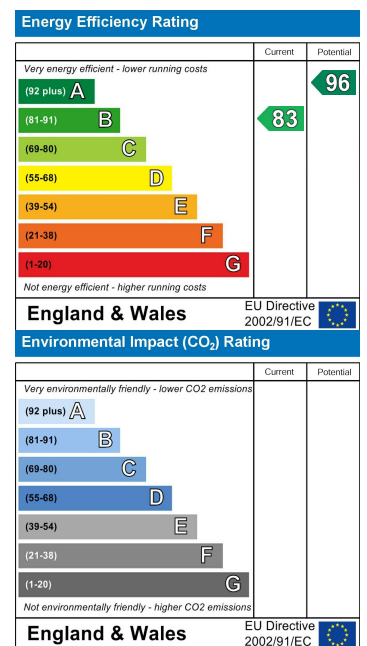
Floor Plan



Area Map



Energy Efficiency Graph



Service without compromise