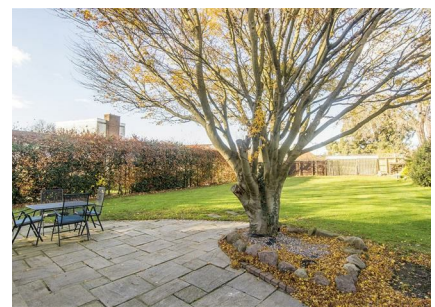
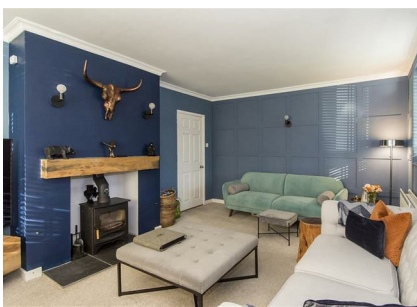


102 Woodmarket, Lutterworth, LE17 4BZ



£475,000

A fabulous opportunity has arisen to acquire this delightful detached family home set on a good sized private plot with potential for further extension, if required. This stunning home has been improved by the current owner and is decorated to a high standard throughout. The gas centrally heated and double glazed accommodation briefly comprises: Large driveway, porch, entrance hall, lounge, dining room, downstairs WC, modern fitted kitchen/breakfast room with new appliances, landing, three double bedrooms, bathroom and a shower room. There is also a large attached garage and outdoor space on all sides of the property. Situated in a prime location and in easy walking distance of the Town Centre and local schools this is one not to be missed out on and early viewing is advised. This property benefits from a large plot with space to extend. Planning permission has previously been granted to extension over the garage as well as for a separate 3 bedroom house located at the back of the property.

Service without compromise

ADAMS & JONES

Porch 6'10" x 3'10" (2.08m x 1.17m)

Accessed via composite front door. Exposed brick flooring. Glazed door to:-

Hall



Double doors to built in cloaks cupboard. Door to further under stairs storage cupboard. Double glazed window to the rear and side elevation. Bespoke display shelving. Stairs rising to the first floor. Ceramic tiled flooring. Two radiators.

Downstairs WC



Vanity unit with inset wash hand basin. Low level WC. Radiator. Slate flooring. Extractor fan.

Lounge 17'5" x 11'11" (5.31 x 3.63)



Double glazed windows to the front and side elevations. Feature cast iron log burning stove, set onto a slate hearth with oak beam mantle. Two radiators. Television point. Attractive wall paneling.

Lounge (Photo 2)



Service without compromise

Dining Room 10'5" x 10'8" (3.18 x 3.25)



Double glazed French doors leading outside. Radiator. Ceiling coving. Attractive wall paneling. (Currently being used as a work from home office)

Kitchen/Breakfast Room 18'0" x 8'5" (5.49 x 2.57)

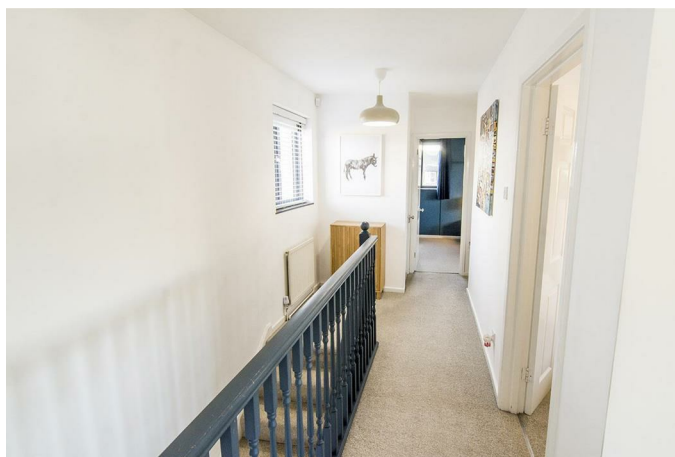


Modern fitted kitchen with a range of high gloss fronted base and wall units. Fitted appliances to include: Automatic dishwasher and washing machine, microwave oven, fridge/freezer, gas fired range cooker and stainless steel extractor hood. Laminated work surfaces and splash backs. Built in larder unit. Wall light. 'Karndean' flooring. Double glazed windows to the rear and side elevations. Radiator. Double glazed French doors leading out to the rear garden.

Kitchen (Photo 2)



First Floor Landing



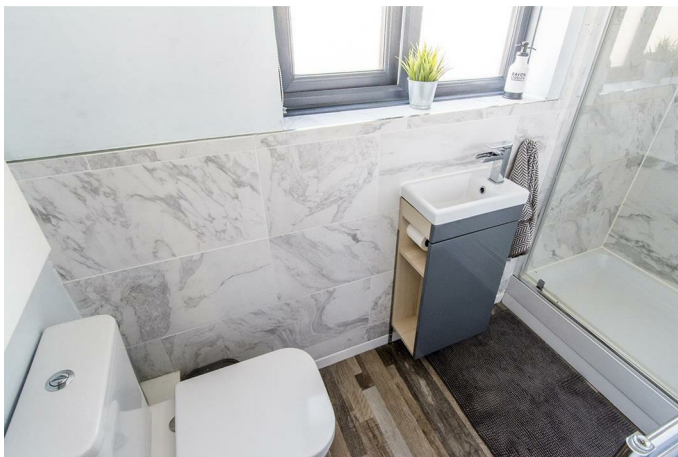
Double glazed window to the side elevation. Timber balustrade. Radiator. Doors to rooms.

Bedroom One 15'7" x 10'5" (4.75 x 3.18)



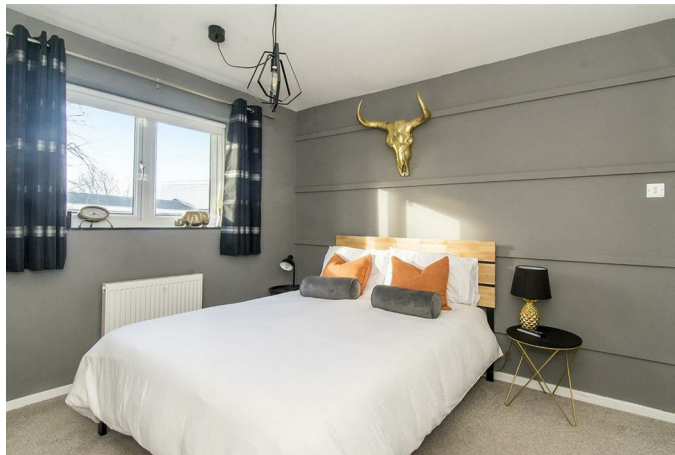
A double bedroom with a double glazed windows to the front and side elevations. Two built in double wardrobes. Radiator. Telephone point. Attractive wall paneling

Shower Room



Double shower cubicle with mains shower fitment. Wash hand basin. Low level WC. Chrome heated towel rail. Complementary tiling. Opaque double glazed window.

Bedroom Two 10'5" x 10'9" (3.18 x 3.28)



A double bedroom with a double glazed window to the side elevation. Radiator. Built in wardrobe.

Bedroom Three 9'7" x 8'10" (2.92 x 2.69)



A single bedroom with a double glazed window to the side elevation. Built in wardrobe. Radiator. Access to loft space.(Currently being used as a dressing room)

Bathroom



Paneled bath. Pedestal wash hand basin. Low level WC. Complementary tiled floor and walls. Airing cupboard with louvre door housing lagged hot water tank. Electric shaver point. Radiator. Opaque double glazed window.

Garden



To one side of the house is a lawned garden with side fencing and gated access to the rear garden. To the other side of the house is a paved and graveled side patio with two stores, security lighting and access to the rear garden. The rear garden is laid mainly to lawn with well stocked borders and affords a good deal of privacy. There is also a large timber constructed summer house.

Garden Photo Two



Outside & Parking



To the front of the property is a large graveled forecourt providing multi vehicle parking. There is a lawned front garden with well stocked borders and gated access to both sides of the property

Garage 17'3" x 11'8" (5.26 x 3.56)

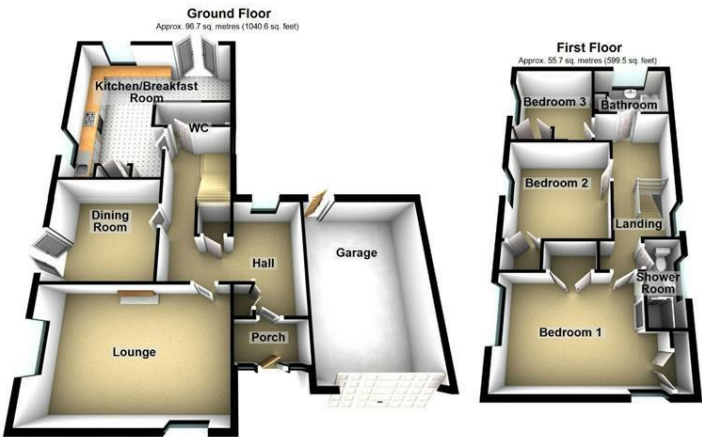


Brick constructed garage with up and over door, power, lighting and personal door to the rear garden. The garage also houses a modern gas fired combination central heating boiler.

AGENTS NOTE

We understand that there is currently planning permission granted to extend the first floor accommodation over the garage. There has, in the past, also been planning permission granted for another dwelling to be constructed at the end of the garden. This permission has now lapsed.

Floor Plan



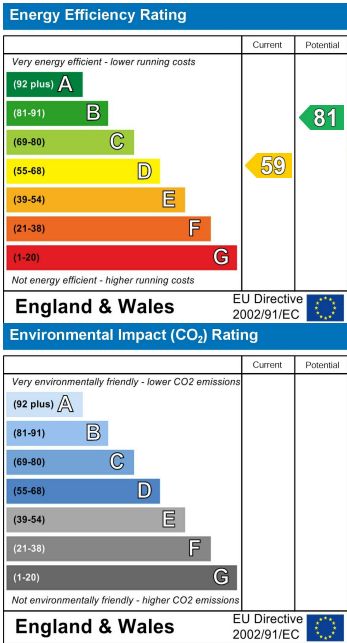
Total area: approx. 152.4 sq. metres (1640.0 sq. feet)

THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.
Plan produced using Planitup.

Area Map



Energy Efficiency Graph



Service without compromise