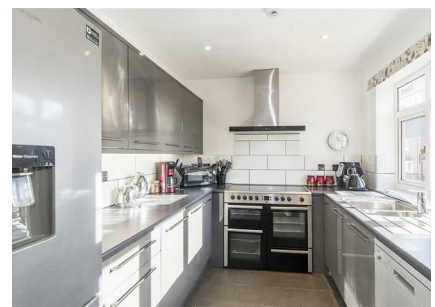


17 Lutterworth Road, Walcote, LE17 4JW



Offers Over £395,000

Adams & Jones are delighted to offer this rare and exciting opportunity to acquire this four double bedroom detached Doma bungalow which has the added benefit of having four en-suites. The property offers versatile and flexible living accommodation set over two floors. Presented to a high standard throughout this is an ideal family home or could offer an income opportunity for the right vendors to run as a B&B/Guest House if so desired. Early viewing is advised to avoid disappointment. Offered with no upward chain.

Service without compromise

Hallway 21'11" x 7'7" (6.68m x 2.31m)



Enter via Upvc front door into the hallway having laminate flooring and there is a useful under stairs cupboard. The staircase rises to the first floor accommodation.

Kitchen 9'10" x 7'7" (3.00m x 2.31m)

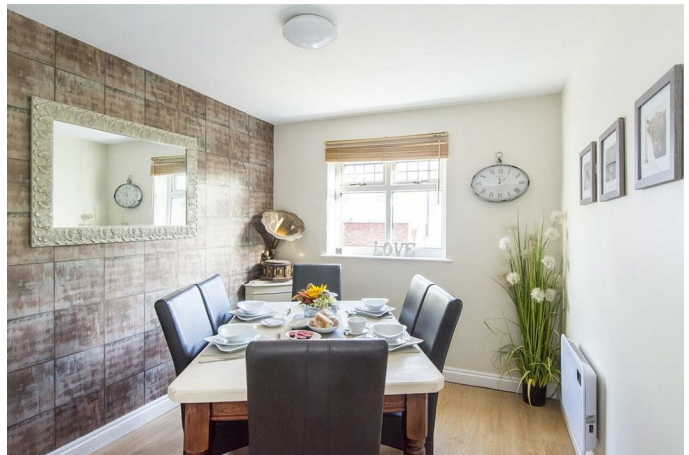


Fitted with a wide range of modern grey cabinets with complementing work surfaces, Range style cooker with five ring induction hob & extractor canopy, stainless steel bowl and half sink unit, space for a dishwasher and fridge freezer.

Kitchen Photo Two



Dining Room 9'10" x 8'6" (3.00m x 2.59m)



The dining room has a window to the side aspect and laminate flooring.

Lounge 10'11" x 13'7" (3.33m x 4.14m)



The lounge has a wood burning stove, laminate flooring and a set of French doors open into the garden.

Lounge Photo Two



Bedroom One 10'11" x 10'6" (3.33m x 3.20m)



This ground floor double bedroom has a bay window to the rear aspect. A door opens into the en-suite.

Bedroom One En-Suite 4'8" x 4'9" (1.42m x 1.45m)



Fitted with a low level WC, hand wash basin, corner shower cubicle, heated towel rail, laminate flooring and ceramic wall tiles.

Bedroom Two 10'11" x 10'5" (3.33m x 3.18m)



This ground floor double bedroom has a bay window to the front aspect and a door opens into the En-suite.

Bedroom Two En-Suite 4'8" x 4'9" (1.42m x 1.45m)



Fitted with a low level WC, hand wash basin, corner shower cubicle, heated towel rail, laminate flooring and ceramic wall tiles.

Bedroom Three 11'5" x 10'7" (3.48m x 3.23m)



A double bedroom with a Velux sky line window. A door opens into the En-suite.

Bedroom Three Jack & Jill Bathroom 5'11" x 10'1" (1.80m x 3.07m)



Fitted with a low level WC, hand wash basin, bath with shower over, heated towel rail, Velux roof line window, ceramic wall & floor tiles. A door opens into the Jack & Jill bathroom which can also be accessed from the landing.

Bedroom Four 10'11" x 8' (3.33m x 2.44m)



A double bedroom with a Velux sky line window. A door opens into the En-suite.

Bedroom Four En-Suite 6'3" x 4'8" (1.91m x 1.42m)



Fitted with a low level WC, hand wash basin set onto a vanity unit, corner shower cubicle, heated towel rail, laminate flooring, Velux sky light window and ceramic wall tiles.

Driveway



The driveway provides ample parking for five cars. There is an EV point for charging of electric vehicles

Private Rear Garden



The low maintenance garden is private and is fully graveled with a covered seating area and also a covered hot tub with well positioned outside lighting creating the perfect ambience to watch the sunset.



Rear Garden Photo Two



Frontage



From the driveway, the home sits in an elevated position, set back from the Lutterworth Road. A beautifully erected set of wooden steps lead up onto the graveled front garden. This area is spacious and is ideal for enjoying the evening sun as it offers views over the South West Leicestershire countryside. In addition to this, further access can be made via a range of shallow steps leading up the side of the property, also giving access to the front door.

Location

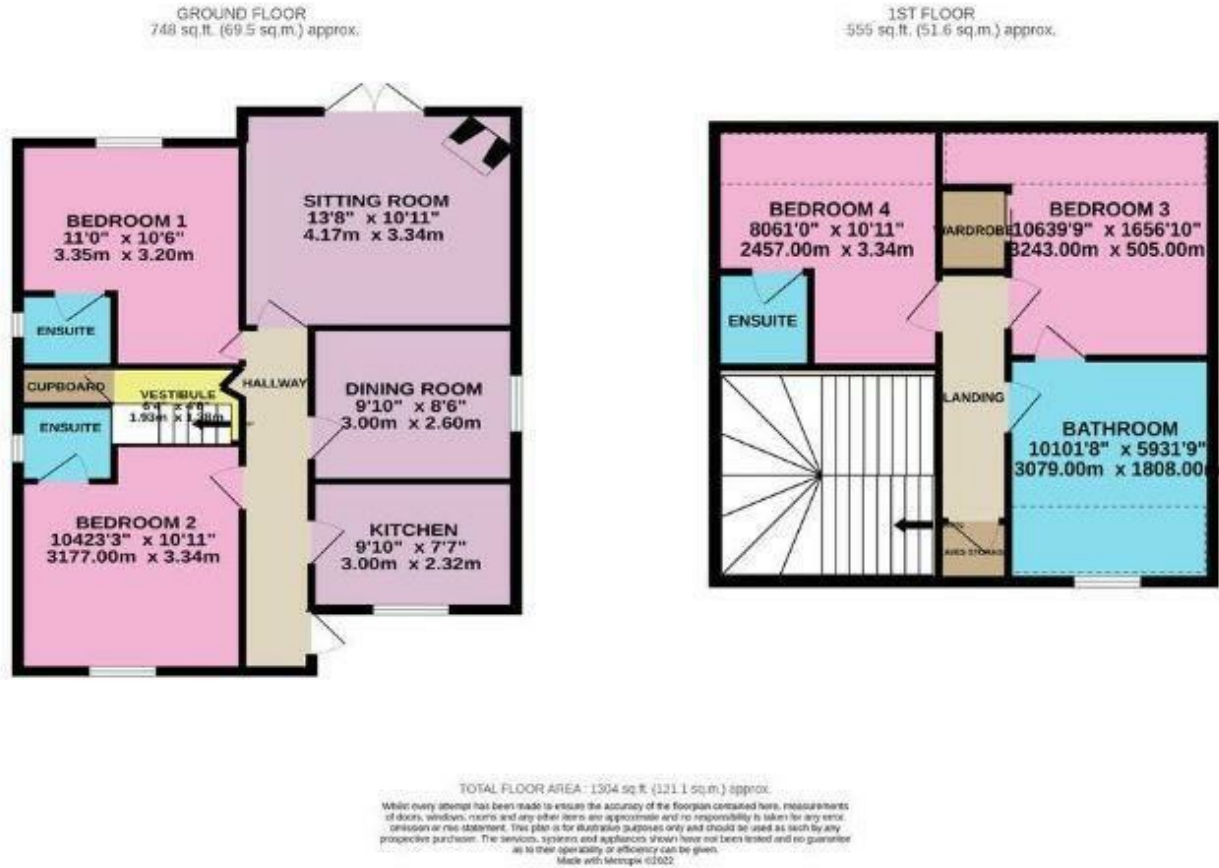
Walcote is the ideal village in which to live in for the commuter. With the M1, M6, M69 motorway networks and A5 Trunk road linking North and South just a short drive away and train stations at Rugby and Market Harborough just a 20 minute drive away, accessing the whole of the UK is easy from this wonderful village

making it ideal for commuters. The village also has a local pub, a Co-Op store, petrol station and excellent walks, including the WWI remembrance walk, just a short distance away on foot.

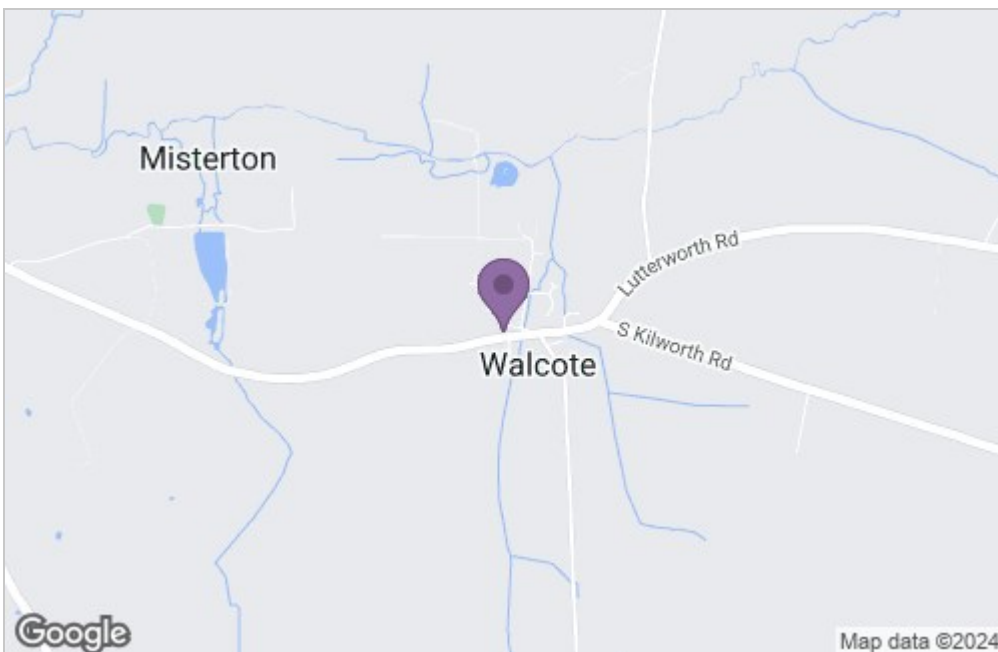
Property Information

Currently used as a B&B/holiday let, the property lends itself perfectly for this opportunity to continue, however, we feel the property would also make the perfect family home and would be ideal for those looking for multi-generational accommodation as two ensuite bedrooms are situated on the ground floor making it ideal for those with reduced mobility. In addition to this, we also feel that this home would suit a family with teenagers or older children still living at home or returning from University as it offers four beautiful ensuite bedrooms allowing for a good level of personal space, comfort and privacy. For those looking for the opportunity for additional income, there is also potential for the new vendors to benefit from living in a comfortable home, whilst offering a B&B opportunity utilising some of the double bedrooms as all have an adjoining bathroom or ensuite.

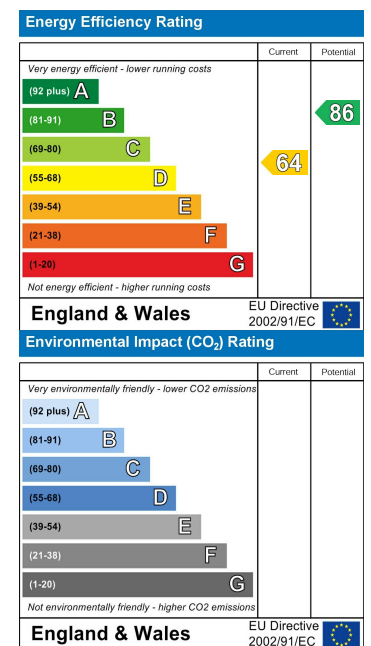
Floor Plan



Area Map



Energy Efficiency Graph



Service without compromise