

## 19 Robinia Close, Lutterworth, LE17 4FS



**£300,000**

For Sale Via Adam's & Jones Estate Agents powered by Rocket Auctions.

Auction end date and time: Wednesday 29th May at 2pm.

A fabulous opportunity has arisen to acquire this four bedroom detached home set on a generous plot which is situated in a quiet cul de sac location. This lovely home offers spacious and flexible family living accommodation set over two floors. There is a spacious entrance hall with a cloakroom, sitting room with a bay window, a separate dining room, fitted kitchen and a useful utility room. Upstairs there are three double bedrooms, one single with the master having an en-suite and there is a family bathroom with a shower over the bath. Outside there is a generous garden and to the front there is a drive providing off road parking and a single garage. Offered with no upward chain.

*Service without compromise*

## Auction details

The auction will be exclusively available online via Rocket Auctions website;  
<https://www.rocketauctions.co.uk> including the legal pack information.

The registration process is extremely simple and free. Please visit the Rocket Auctions website, and click on the 'properties' tab. A 'register' button can be found on this page or by clicking into the individual listing.

- Stage 1) Register your email address, create a password and confirm your account.
- Stage 2) View the legal pack and arrange any viewings
- Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details
- Stage 4) You are ready to bid - Good Luck!

No deposit monies are required before you bid. Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Rocket Auctions and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

## Entrance Hall 10'1 x 6'5 (3.07m x 1.96m )



Step into this spacious hall via a composite front door. The stair case rises to the first floor accommodation with a useful under stairs cupboard, laminate flooring and a radiator.

## Cloakroom 6'3 x 2'7 (1.91m x 0.79m )



Fitted with a low flush WC, pedestal wash hand basin, radiator and luxury vinyl flooring. There is an obscure glazed window to the front aspect.

Lounge 13'8 x 11'6 (4.17m x 3.51m )



This light and airy lounge has an attractive bay window to the front aspect, dual aspect windows to the side and a feature fire place housing a coal effect gas fire.

Breakfast Kitchen 11'10" x 9'05" (3.61m x 2.87m)



Fitted with a wide range of cream cabinets with complimenting work surfaces. Neff built under single oven with gas hob and extractor hood. Integral fridge and space for a dishwasher.

Breakfast Kitchen ( photo 2)



Utility Room 6'9 x 4'6 (2.06m x 1.37m )



Having space for a fridge freezer, washing machine and tumble dryer. The gas central heating boiler is wall mounted and a glazed back door gives access to the outside.

Dining Room 9' x 9' (2.74m x 2.74m)



The dining room is the perfect space to entertain and has a set of French doors that open into the garden.

Landing



Loft hatch with pull down loft ladder, airing cupboard housing the hot water cylinder and shelving.

Master Bedroom 11'10 x 11'9 (3.61m x 3.58m)



A double bedroom with a range of built in wardrobes, a window to the front aspect and a radiator. Door opens into the En-suite.

En-Suite 6'7 x 4'8 (2.01m x 1.42m)



Obscure glazed window to the side aspect, chrome heated towel rail, suite comprising of a wash hand basin, low flush WC, enclosed shower cubicle with thermostatically controlled shower, full height ceramic wall and floor tiling.

**Bedroom Two 9'8 x 9'7 (2.95m x 2.92m )**



A double bedroom with built in wardrobes. Window to the rear aspect. Radiator.

**Bedroom Three 11'4 x 9'4 (3.45m x 2.84m )**



A double bedroom with under eaves storage, radiator and a window overlooking the garden.

**Bedroom Four 11'5 x 6'10 (3.48m x 2.08m )**



This bedroom has a window to the front aspect and a radiator. Could be used as a work from home office.

**Bathroom 6'8 x 6'1 (2.03m x 1.85m )**



Fitted with a white suite comprising of, low flush WC, hand wash basin and a paneled bath with shower and screen. There is an obscure glazed window to the rear aspect



## Garden



The sizable garden is mainly laid to lawn with shrub and plant borders and there a patio seating areas to make the most of the summer sun. Gated side access to the frontage of the property and for wheelie bin storage.

## Garage 17' 8" (5.18m 2.44m)

A single garage with up and over door, power and light is connected and there is a personal door to the rear garden.

## Outside & Parking

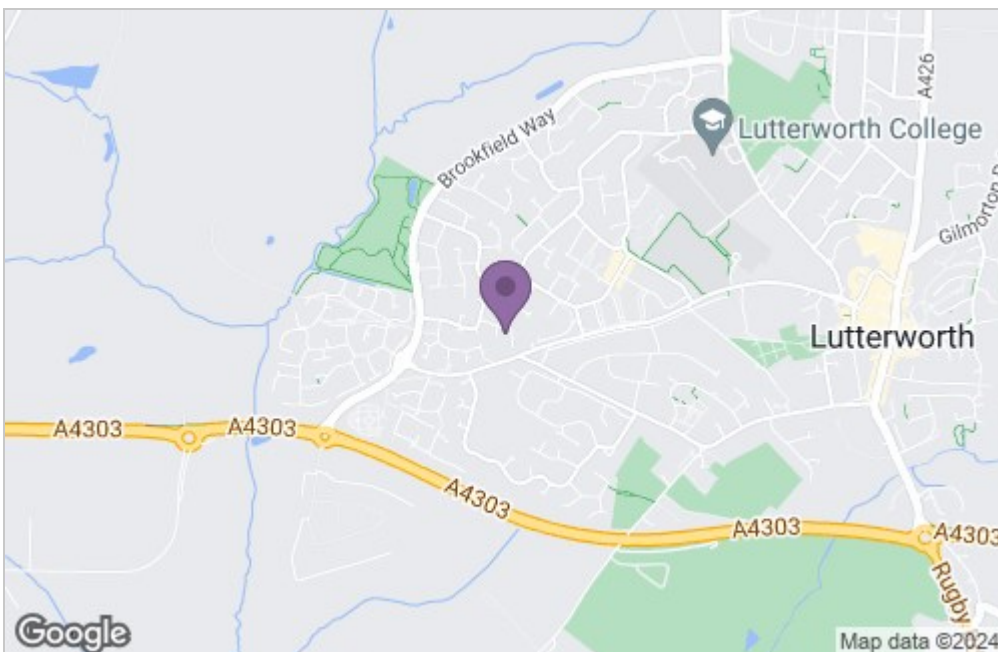


The property is situated in a quiet cul de sac location and has a pretty front garden, a drive providing off road parking which leads to the single garage.

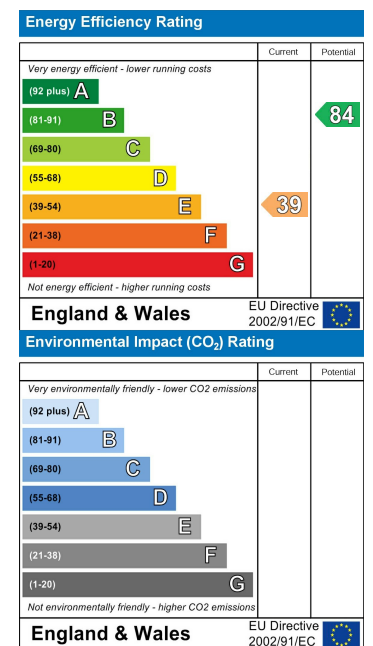
## Floor Plan



## Area Map



## Energy Efficiency Graph



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