

2 Burton Close, Lutterworth, LE17 4FJ



Offers Around £350,000

A fabulous opportunity has arisen to purchase this three bedroom detached home which has been lovingly cared for by the current owner. This modern family home is situated on a generous corner plot within easy reach of Lutterworth town centre and on the edge of country walks to Misterton and Walcote. The accommodation briefly comprises: Entrance porch, lounge, inner hall, cloakroom and a spacious dining kitchen. On the first floor there are three generous bedrooms with the master having an en-suite and a separate family bathroom. The garden is private and to the front you will find a single garage and ample off road parking for at least three vehicles. Offer with no upward chain.

Service without compromise

Entrance Porch



Enter via a decorative Upvc door. Window to the front aspect. Hardwood flooring. Radiator. Personal door to the garage.

Lounge 14'7" x 11' (4.45m x 3.35m)



Window to the front aspect. Feature fireplace housing a coal effect gas fire. Hardwood flooring. Radiator.

Inner Hall



The stairs rise to the first floor accommodation. Hardwood flooring.

Cloakroom 5' x 2'07" (1.52m x 0.79m)



Fitted with a low level WC. Wash hand basin with tiled splashback. Radiator. Hardwood flooring.

Dining Kitchen 19'6" x 8'2" (5.94m x 2.49m)



Fitted with a wide range of base and wall cabinets with complimenting work surfaces. Stainless steel sink unit, built under single oven with gas hob and extractor canopy. Space for washing machine, dishwasher and fridge - freezer.

Radiator. Hard wood flooring. Window to the rear aspect, a set of sliding patio doors open onto the garden.

Dining Kitchen Photo Two



Landing



The light and airy landing has a feature arched window allowing lots of natural light flood in. Communicating doors give access to the bedrooms and family bathroom.

Bedroom One 11'2" x 10'1" (3.40m x 3.07m)



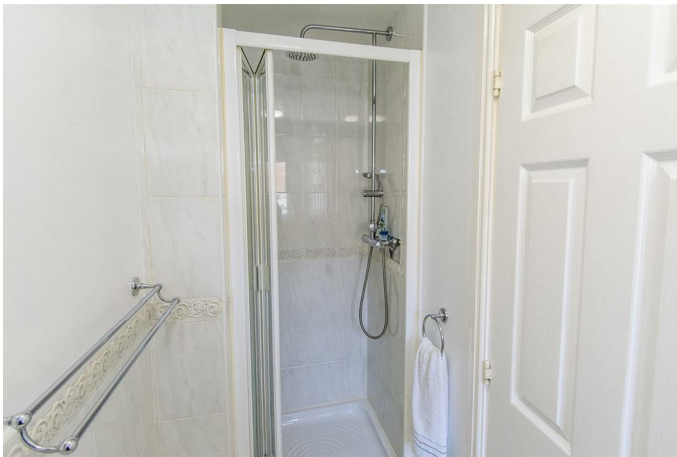
A double bedroom with a window to the front aspect. Built in wardrobes. Radiator. A door opens into the ensuite.

En-Suite 9' x 3' (2.74m x 0.91m)



Fitted with a low level WC. Pedestal wash hand basin. Shower cubicle with bi-folding doors. Ceramic wall tiles. Radiator. Obscure glazed window to the side aspect.

En-suite Photo Two



Bedroom Two 10'7" x 8'2" (3.23m x 2.49m)



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

Bedroom Three 9'5" x 7'9" (2.87m x 2.36m)



A single bedroom with a window to the front aspect and a radiator.

Bathroom 8' x 5'11 (2.44m x 1.80m)



Fitted with a low level WC. Hand wash basin set onto a vanity unit. Panelled bath. Radiator. Half height ceramic wall tiles. Obscure glazed window to the rear aspect.

Garden



The private garden has a paved patio with steps leading up to the lawn where you will find a further patio, a garden shed and a greenhouse. There is an outside tap and a gate to the side gives access to the frontage.

Garden Photo Two



Outside & Parking

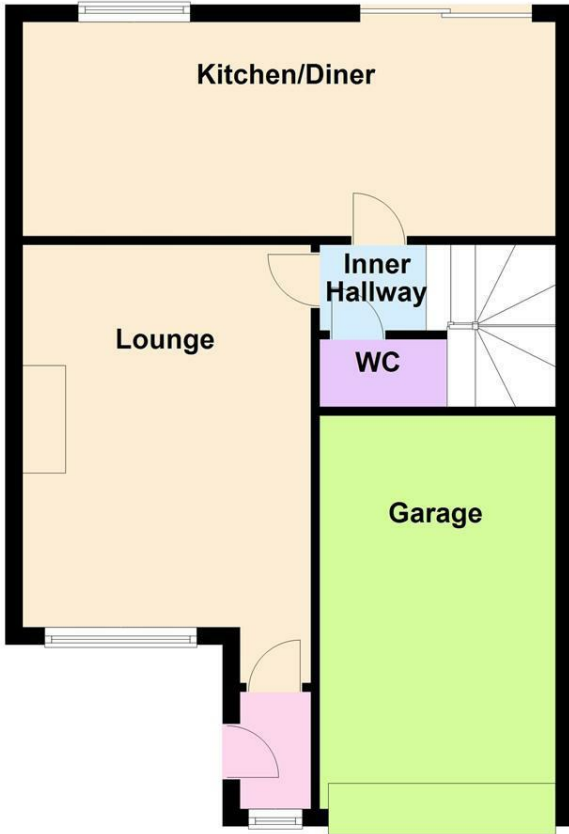


Set on a generous corner plot the driveway provides ample parking for at least three vehicles. Gated side access leads to the garden.

Floor Plan

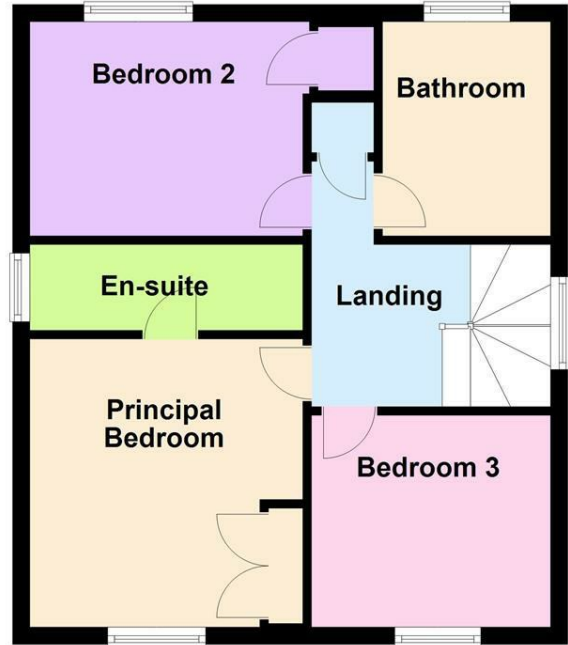
Ground Floor

Approx. 50.4 sq. metres (542.8 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.4 sq. feet)

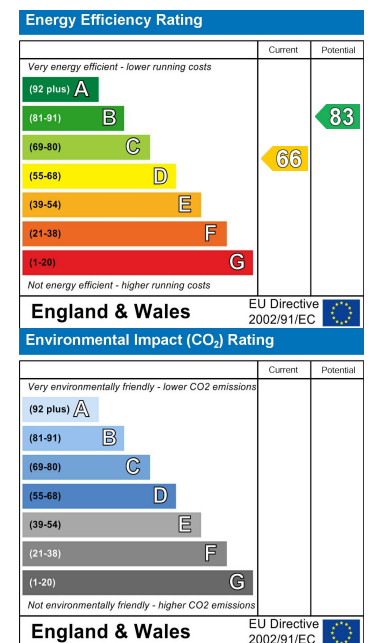


Total area: approx. 90.5 sq. metres (974.2 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise