

2 Pine Close, Lutterworth, LE17 4UT



£315,000

Adams & Jones are delighted to offer for sale this three bedroom detached family home that has been lovingly cared for by the current owners and is set on a generous corner plot. This home is situated on a popular residential location within easy access to the Country Park which is ideal for dog walkers, the local schools and Lutterworth town centre and all its amenities. The accommodation comprises: Entrance porch, bay-fronted lounge, dining room, fitted breakfast kitchen and a ground floor shower room. On the first floor there are three generous bedrooms and a family bathroom whilst outside you will find an enclosed rear garden, single garage and off road parking.

Service without compromise

Porch 4'04 x 3'02 (1.32m x 0.97m)

Upvc entrance door. Tiled flooring. Ample room to hang your outdoor coats.

Lounge 15'0 x 11'0 (4.57m x 3.35m)



Bay window to the front aspect. Feature fireplace housing a gas fire. Coving to the ceiling and dado rail. Radiator. Archway leading to the staircase which rises to the first floor accommodation.

Dining Room 10'05 x 7'06 (3.18m x 2.29m)



Window to the rear aspect. Radiator. Archway opens into the kitchen.

Breakfast Kitchen 10'05 x 7'04 (3.18m x 2.24m)



Fitted with a wide range of oak cabinets with complimenting surfaces. Stainless steel sink unit with mixer taps over. Built under oven with four burner gas hob and extractor hood. Space for a washing machine and fridge. Breakfast bar seating area. Ceramic floor tiles and a window to the rear aspect. Radiator.

Breakfast Kitchen Photo Two



Rear Lobby 2'07 x 6'05 (0.79m x 1.96m)

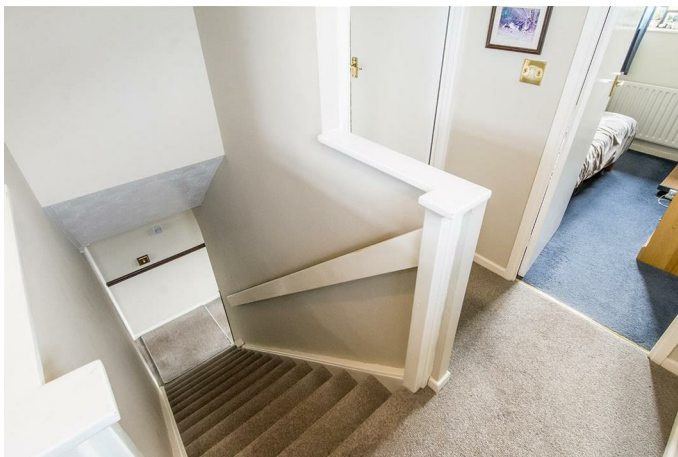
Giving access to the shower room, garage and the garden.

Shower Room 5'08 x 4'09 (1.73m x 1.45m)



Fitted with a low level WC. Wash hand basin set onto a vanity unit. Corner shower cubicle with Mira electric shower. Ceramic wall and floor tiles. Chrome heated towel rail. Obscure glazed window.

Landing



With a window to the side aspect. Loft hatch and a radiator. Communicating doors to the bedrooms and the bathroom.

Bedroom One 12'00 x 9'00 (3.66m x 2.74m)



A double bedroom with a window to the rear aspect, built in airing cupboard. There is space for wardrobes in the alcove.

Bedroom Two 13'00 max x 8'04 (3.96m max x 2.54m)



A double bedroom with a window to the front aspect and a radiator. There is space for wardrobes in the alcove.

Bedroom Three 8'11 x 6'05 (2.72m x 1.96m)



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

Bathroom 7'06 x 5'06 (2.29m x 1.68m)



Fitted with a low level WC. Pedestal wash hand basin. Bath with a hand held shower attachment and mixer taps. Chrome heated towel rail. Ceramic wall and floor tiles. Obscure glazed window.

Bathroom Photo Two



Garage 14'09" x 8'07" (4.50m x 2.62m)

The single integral garage has an up and over door to the front and a personal door giving access to the main house. Power and light is connected.

Garden



The pretty enclosed rear garden has a sizeable paved patio seating area and is mainly laid to lawn with attractive shrub borders. The fences have been recently replaced and there is a garden shed and gated side access.



Garden Photo Two



Outside & Parking

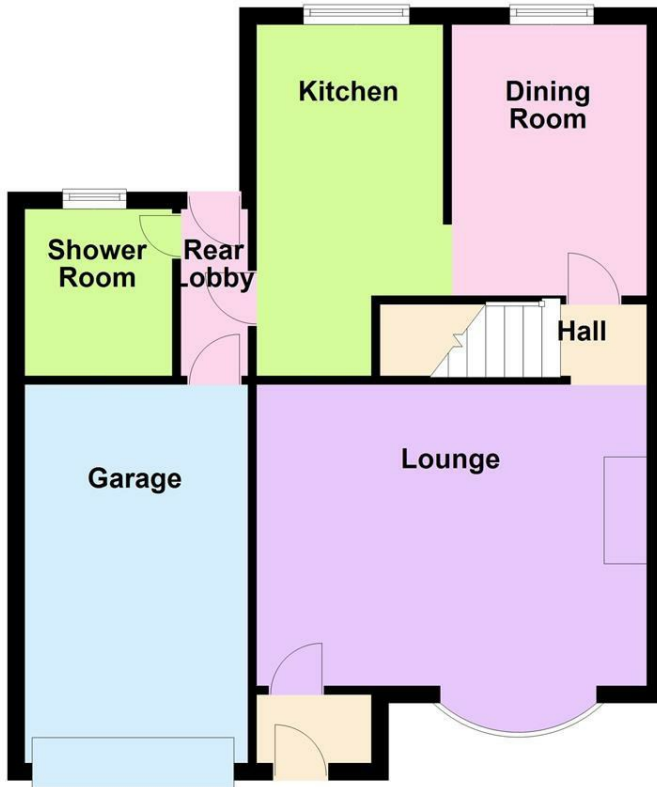


Set on a generous corner plot the front garden is walled and is laid to lawn with hawthorn trees which create a degree of privacy. In addition there is a yew tree and a lovely pine tree. The drive provides off road parking for two vehicles and leads to the garage.

Floor Plan

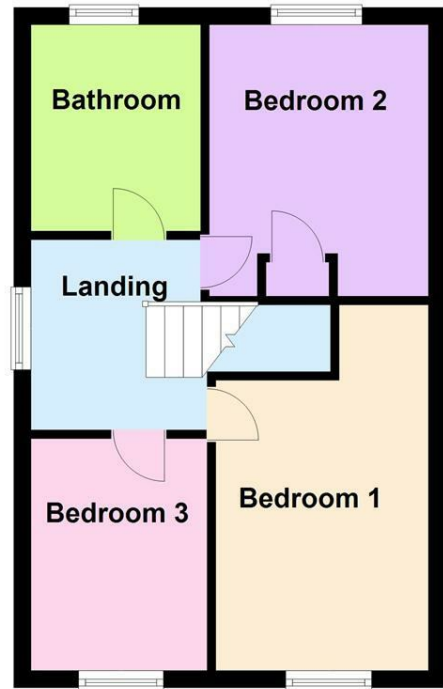
Ground Floor

Approx. 54.2 sq. metres (583.0 sq. feet)



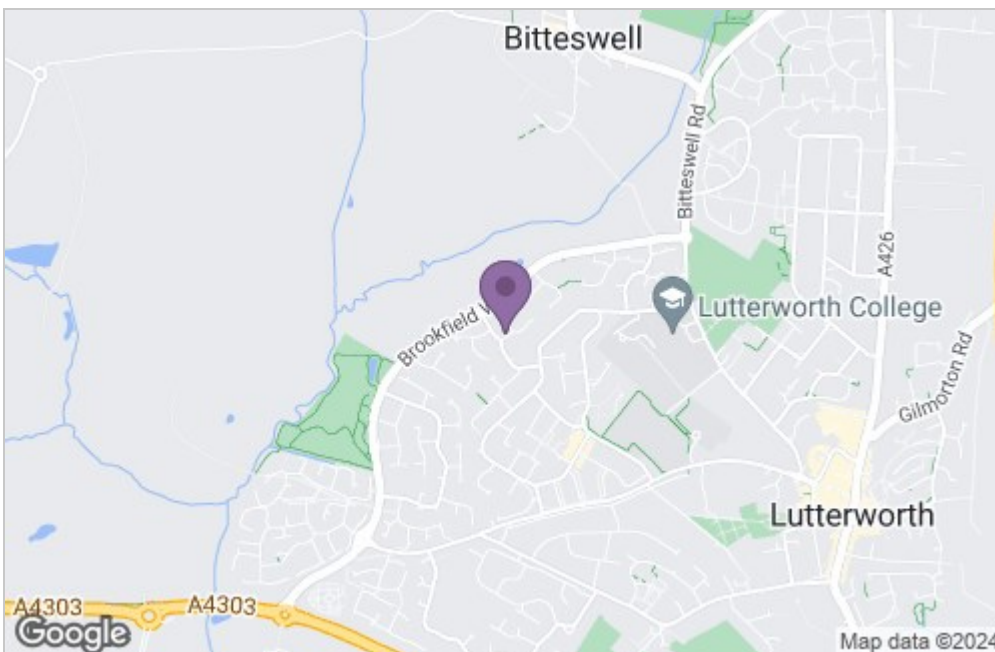
First Floor

Approx. 38.9 sq. metres (418.2 sq. feet)

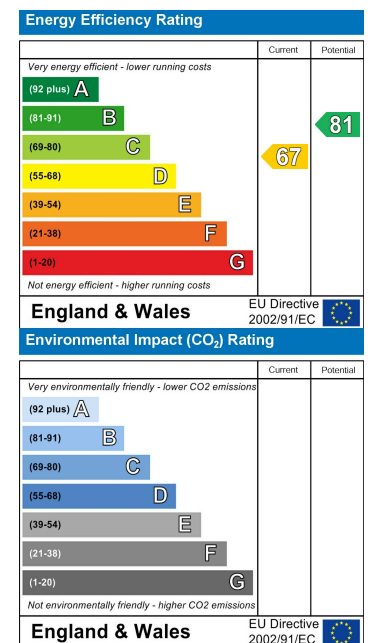


Total area: approx. 93.0 sq. metres (1001.2 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise