

## 33 Ferrers Road, Lutterworth, LE17 4QR



**£299,950**

A fabulous opportunity has arisen to acquire this three bedroom semi-detached home which has been completely renovated to a high standard by the current owner and is situated within walking distance of the town centre & local schools. The added benefit is the fantastic private south facing rear garden, a newly built detached single garage with electric door and the extensive block paved drive provides ample off road parking. The downstairs accommodation briefly comprises of an entrance hall, cloakroom & utility, a bay-fronted lounge and a newly extended open plan modern kitchen and dining area with bi-fold doors opening out to the garden. To the first floor you will find two double bedrooms, a further single bedroom and a modern family bathroom to include both a bath and walk in shower. Early viewing is advised to appreciate quality of the living space that this home offers. This property is offered with no upward chain.

*Service without compromise*

Hallway



Enter via a composite door into the spacious hall which has Ambiance luxury vinyl flooring and a useful door that gives access to the garden. The stairs rise to the first floor.

Utility 10'8 x 4'11 (3.25m x 1.50m)



Fitted with storage cupboards, stainless steel sink unit with mixer taps, space for a washing machine and tumble dryer. Window to the side aspect and ceramic tiled flooring.

WC 2'07 x 4'11 (0.79m x 1.50m)



Fitted with a low level WC and a wash hand basin set onto a vanity unit. Opaque window to the side aspect and ceramic tiled flooring.

Lounge 16'00 x 10'10 (4.88m x 3.30m)



With a bay window to the front this spacious lounge has a radiator and has the option of having a wall mounted TV.

Lounge Photo Two



Kitchen Photo Two



Kitchen 10'11 x 12'08 (3.33m x 3.86m)



Open Plan Dining 7'11 x 9'00 (2.41m x 2.74m)



This lovely modern kitchen has been fitted with a range of grey gloss cabinets with complimenting surfaces, stainless steel sink with mixer taps, built-in double fan assisted oven with combination microwave, integrated recycling bin system & dishwasher, under stairs storage cupboard and space for a fridge freezer. Ambiance luxury vinyl flooring. Open plan to the dining room.

This stunning addition is open-plan to the kitchen and has a Velux roof window & two sets of bi-folding doors which have electrically operated blinds that fold right back and give direct access to the composite decking area & south facing garden. Ambiance luxury vinyl flooring.

Landing 8'00 x 6'00 (2.44m x 1.83m)



With a window to the rear aspect allowing lots of natural light flood in and a loft hatch.

Bedroom One 15'00 x 11'7 (4.57m x 3.53m)



A double bedroom with dual aspect windows to the front aspect, built in double wardrobe and a radiator.

Bedroom Two 11'00 x 10'11 (3.35m x 3.33m)



A double bedroom with a window to the front aspect, built in wardrobe and a radiator.

Bedroom Three 9'7 x 7'6 (2.92m x 2.29m)



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

## Bathroom 9'05 x 4'08 (2.87m x 1.42m)



This cleverly designed & newly installed bathroom has a wall hung WC, wash hand basin set onto a bespoke drawer unit, bath with central taps, illuminated wall cabinet and a separate walk-in shower with glass screen. Opaque window to the rear aspect, ceramic wall and floor tiles complete the look.

## Bathroom Photo Two



## Garage 16'00 x 9'00 (4.88m x 2.74m)

The newly built garage has an electric roller door, window to the back and a side door giving access to the garden. Power and light is connected.

## Garden



The south facing garden has been well designed to include the new composite decking allowing the inside accommodation to continue seamlessly to the outside. The rest of the garden is laid to lawn with well established planted borders to also include a timber shed and door leading from the decking to the single garage.

## Garden Photo Two





Garden Photo Three



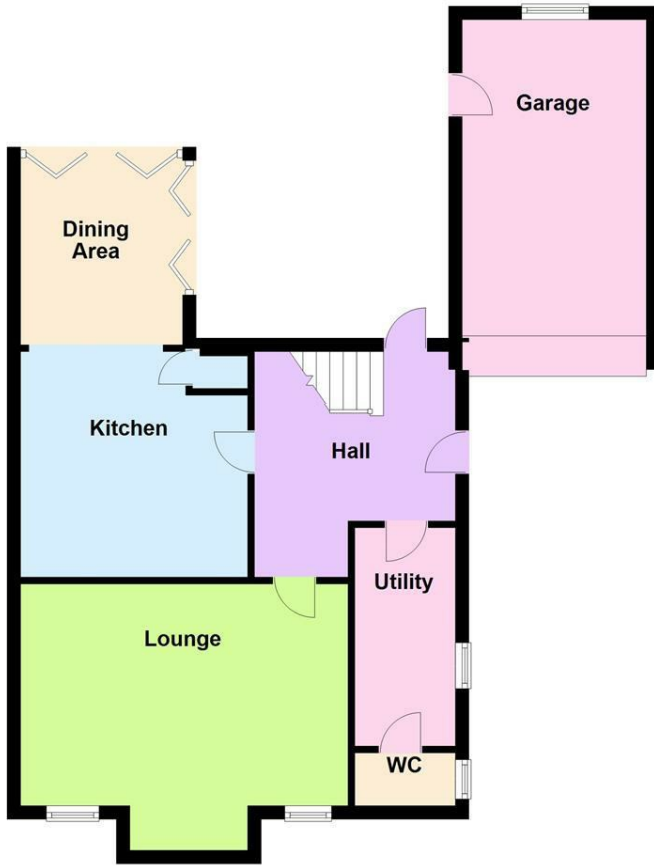
Outside & Parking



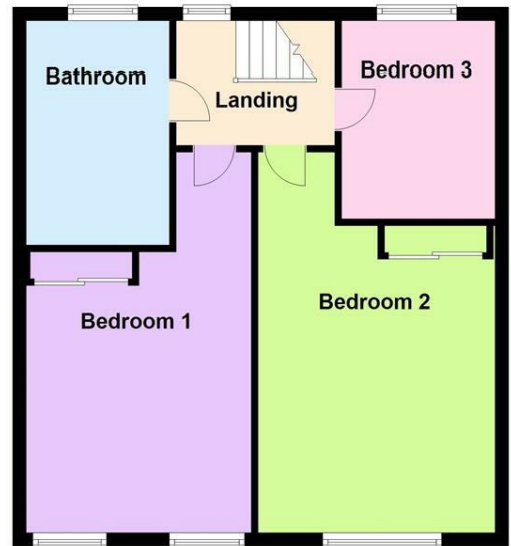
To the front there is 100 square meters of new block paved drive with attractive shrub borders that provides ample off road parking and leads to the single garage.

## Floor Plan

**Ground Floor**  
Approx. 66.6 sq. metres (716.4 sq. feet)



**First Floor**  
Approx. 46.4 sq. metres (499.8 sq. feet)

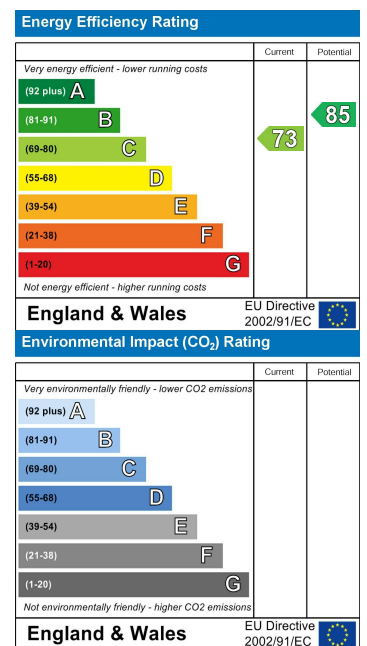


Total area: approx. 113.0 sq. metres (1216.2 sq. feet)

## Area Map



## Energy Efficiency Graph



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