

## 13 Fir Tree Avenue, Lutterworth, LE17 4SX



### £1,300 Per Month

A particularly spacious detached family home which has recently undergone a complete refurbishment programme to include: New kitchen, carpets and re-decoration. The accommodation includes: Porch, lounge, dining room, conservatory, rear porch, downstairs WC, landing, three double bedrooms and bathroom. There is also an integral garage, off road parking and a private rear garden. The property is offered unfurnished and is available early May.

*Service without compromise*



## Porch

Opaque glazed door to:-

## Lounge 16'3" x 13'5" (4.95m x 4.09m)

Double glazed bay window to the front elevation. Two radiators. Open tread staircase to the first floor.. Ceiling downlighters. Television point. Archway to:-

## Dining Room 8'11" x 8'4" (2.72m x 2.54m)

Radiator. Doorway to the kitchen and opening through to:-

## Conservatory 8'11" x 8'0" (2.72m x 2.44m)

Upvc double glazed conservatory with pitched perspex roof and ceiling fan. Double glazed French doors opening out to the rear garden.

## Kitchen 12'7" x 10'5" (3.84m x 3.18m)

Brand new fitted kitchen with a range of base and wall units, laminated work surfaces and complementary tiled splash backs. Fitted oven and four ring gas hob with stainless steel extractor hood over. Space and plumbing for automatic washing machine. Stainless steel one and a half sink and drainer. Wood laminate flooring. Double glazed windows to the rear and side elevations. Glazed door to the rear porch.

## Rear Porch

Opaque double glazed door leading outside. Wood laminate flooring. Doors to WC and garage.

## Downstairs WC

Wash hand basin and low level WC. Wood laminate flooring. Extractor fan and electric heater.

## First Floor Landing

Double glazed window to the side elevation. Access to loft space. Airing cupboard housing lagged hot water tank. Doors to rooms.

## Bedroom One 14'3" x 10'6" (4.34m x 3.20m)

Double glazed window to the front elevation. Radiator. Built in wardrobe.

## Bedroom Two 13'4" x 8'2" to face of wardrobes (4.06m x 2.49m to face of wardrobes)

Double glazed window to the rear elevation. Radiator. Built in wardrobes.

## Bedroom Three 11'11" x 8'1" (3.63m x 2.46m)

Double glazed window to the front elevation. Radiator. Television point.

## Bathroom 8'1" x 8'3" (2.46m x 2.51m)

Panelled bath. Tiled shower cubicle with electric shower fitment. Pedestal wash hand basin. Low level WC. Wood laminate flooring. Radiator. Opaque double glazed window.

## Outside

To the front of the property is a lawn and paved parking for one car. There is side gated pedestrian access to the rear garden.

The rear garden is laid mainly to lawn with a block paved patio area. It is enclosed by timber lap fencing affording a good deal of privacy.

## Garage 16'7" x 8'1" (5.05m x 2.46m)

Integral garage with up and over door, power and lighting.

## Additional Information

Council tax band C

Deposit based on rent of £1300 per calendar month of £1500

Holding deposit to £300

Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

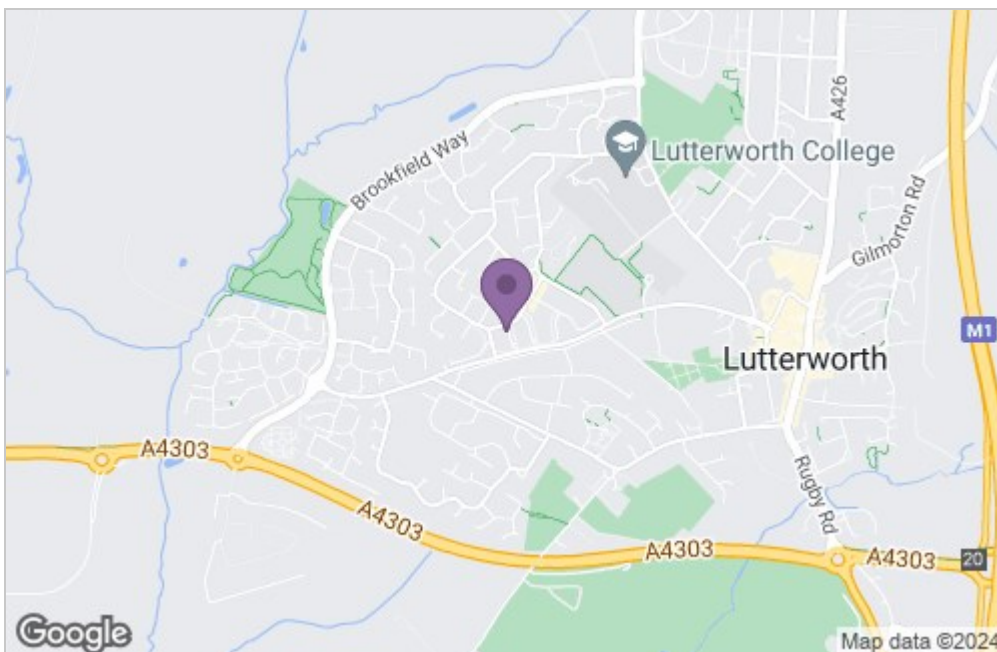
## Floor Plan



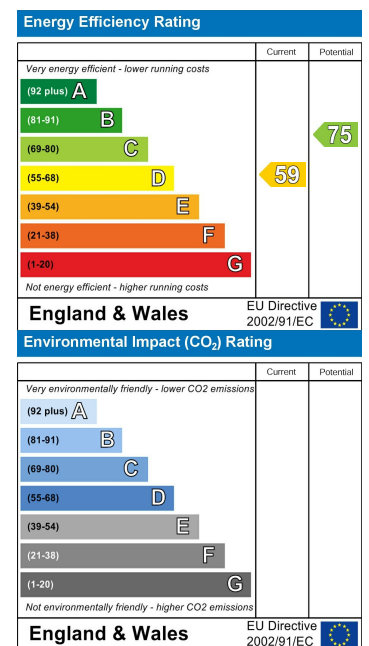
Total area: approx. 119.3 sq. metres (1284.6 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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