

## 1 Sycamore Drive, Lutterworth, LE17 4TP



**£250,000**

A fabulous opportunity has arisen to acquire this two bedroom semi-detached bungalow that is situated at the end of a quiet cul-de-sac and is set on a generous corner plot. The accommodation comprises: Porch, entrance hall, fitted dining kitchen, lounge, two double bedrooms and a bathroom. Outside you will find an enclosed rear garden, a drive which provides ample parking. The single garage can be found adjacent to the property and is the first garage on the left. Offered with the benefit of no upward chain early viewing is advised.

*Service without compromise*



# ADAMS & JONES

## Porch

The useful porch is the ideal space to hang your outdoor coats. A glazed door to:-

Hall 11' x 4' (3.35m x 1.22m)



Communicating doors to all living accommodation. Radiator, storage cupboard and loft hatch.

Lounge 16' x 9' (4.88m x 2.74m)



The light and airy lounge has dual aspect windows and a radiator. Sliding doors to:-

Dining Kitchen 13' x 8'10" (3.96m x 2.69m)



Fitted with a range of fitted cabinets with complimenting surfaces. Freestanding cooker with extractor canopy. stainless steel sink unit with mixer taps. Wall mounted gas central heating boiler. Storage cupboard. Dual aspect windows and a back door gives access to the garden.

Dining Kitchen( Photo Two)



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**Bedroom One 13' x 9' (3.96m x 2.74m )**



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

**Bedroom Two 10' 9' (3.05m 2.74m)**



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

**Bathroom 7' x 5' (2.13m x 1.52m)**



Fitted with a low level WC, pedestal wash hand basin, bath with an electric shower over, chrome heated towel rail , ceramic wall and floor tiles. Opaque window to the rear aspect.

**Garden**



The rear garden is mainly laid to lawn with a garden shed and a greenhouse. Gated side access leads to the drive.





## Outside & Parking



To the front you will find a lawn and a drive that provides off road parking. Gated side access to the garden.

## Garage



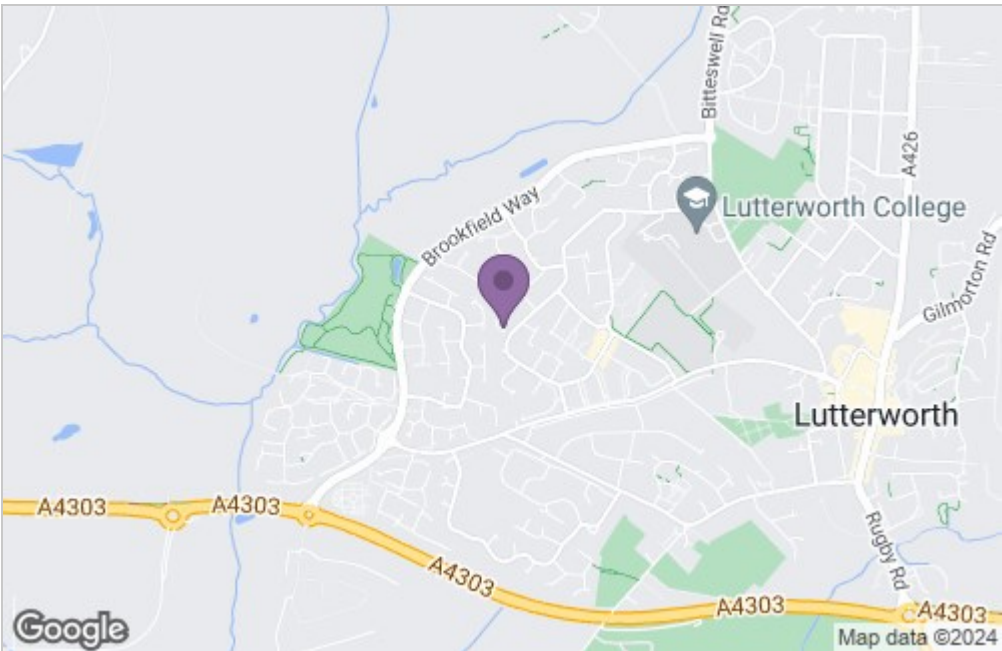
The single garage can be found adjacent to the property en-block.

Floor Plan

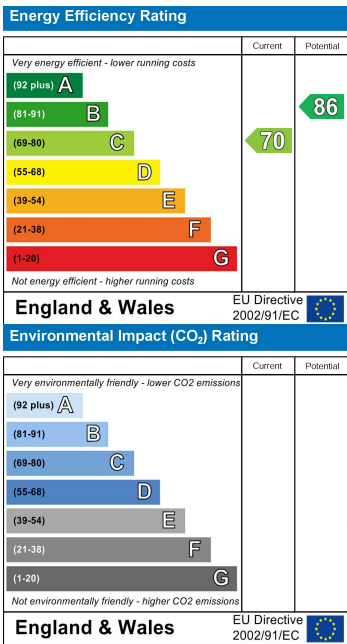


Total area: approx. 55.7 sq. metres (599.9 sq. feet)

Area Map



Energy Efficiency Graph



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