

7 Fir Tree Avenue, Lutterworth, LE17 4SX



Offers Around £315,000

Welcome to Fir Tree Avenue, Lutterworth - a charming detached home with a lot to offer! This lovely property boasts a spacious lounge and dining room, perfect for entertaining guests or simply relaxing with your family. With three double bedrooms, there's plenty of space for everyone to unwind. The breakfast kitchen is ideal for whipping up delicious meals, and the bathroom with a separate shower provides convenience and comfort. Imagine starting your day with a refreshing shower in your own private space! One of the highlights of this property is the delightful, well-established garden complete with a summer house. Picture yourself enjoying a cup of tea surrounded by beautiful greenery and the sweet scent of flowers - a true oasis right at your doorstep. Located on a corner plot, this home offers parking and a garage ensuring that you and your guests always have a convenient place to park. Whether you're a gardening enthusiast, a host at heart, or simply seeking a peaceful retreat, this property has something for everyone. Don't miss out on the opportunity to make this house your home!

Service without compromise

Porch 4' x 2'8" (1.22m x 0.81m)

The entrance porch has a double glazed Upvc door and gives access into the lounge

Lounge 19'4 x 13'6 (5.89m x 4.11m)



The spacious bay-fronted lounge has a window to the side, a feature fireplace housing a coal effect gas fire and the staircase rises to the first floor accommodation.

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



Opening from the lounge this is a great space to entertain friends and family. A set of French doors open into the garden and a door links to the breakfast kitchen.

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



The kitchen is fitted with a wide range of modern cabinets with complimenting surfaces. stainless steel bowl and a half sink unit with mixer taps. Built under electric oven, gas hob with extractor canopy over. There is space for a washing machine and fridge. Dual aspect windows to the rear and side allow lots of natural light to flood in. A glazed Upvc door gives access to the rear lobby and outside.

Breakfast Kitchen Photo Two



Rear Lobby 4'2" x 3'9" (1.27m x 1.14m)

The rear lobby has a storage cupboard that has power connected and is the perfect space for a fridge-freezer. A personal door gives access to the garage and a glazed Upvc door opens directly to the outside of the property.

Landing



The spacious landing has a large window to the side aspect, an airing cupboard and a loft hatch.

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



A double bedroom with a window to the front aspect and a built-in storage cupboard.

Bedroom Two 13'4 x 8'2 (4.06m x 2.49m)



A double bedroom with a window overlooking the garden.

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



A double bedroom with a window to the front aspect.

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



The generous bathroom is fitted with a back to wall WC with the wash hand basin set onto a vanity unit with useful storage cupboards. There is a bath and also a separate shower cubicle. Heated towel rail, ceramic wall and floor tiles. Opaque window to the rear aspect.

Garden



The wrap around garden is a true gardeners haven having a delightful timber summer house, a paved patio seating area, manicured lawns and well established shrub and plant borders. There is a bin storage and compost area.

Garden Photo Two



Outside & Parking

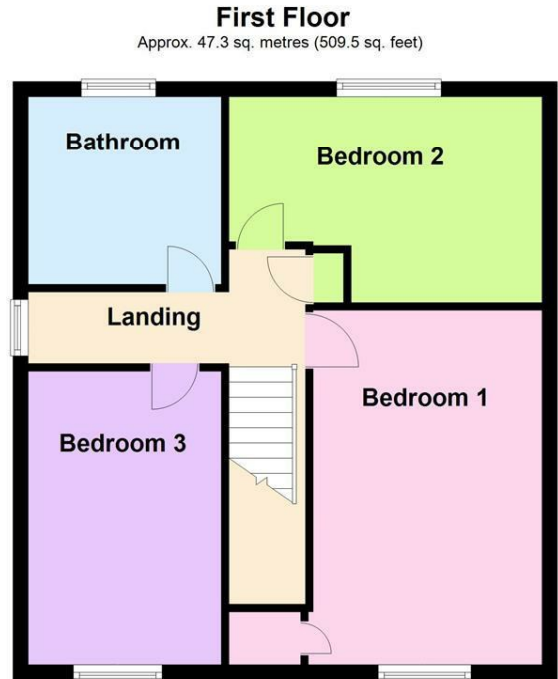


Situated in an end of cul-de-sac location and set on a corner plot you will find a mature front and side garden. Off road parking and gated side access to the garden.

Garage 16'0 x 8'8 (4.88m x 2.64m)

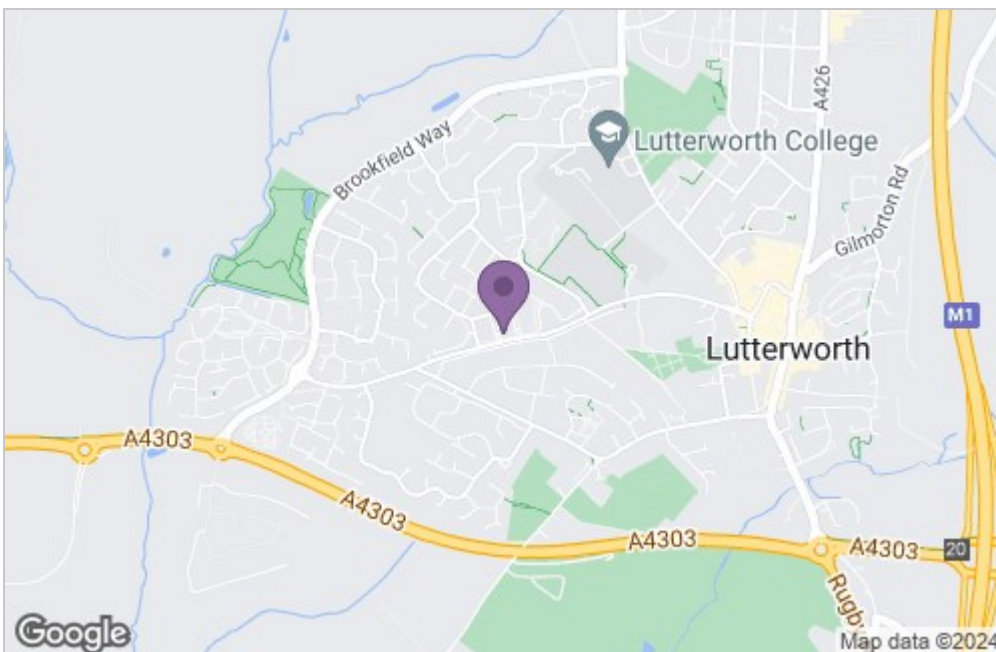
The integral single garage has power and light connected with an up and over door to the front and a personal door opening into the rear lobby.

Floor Plan

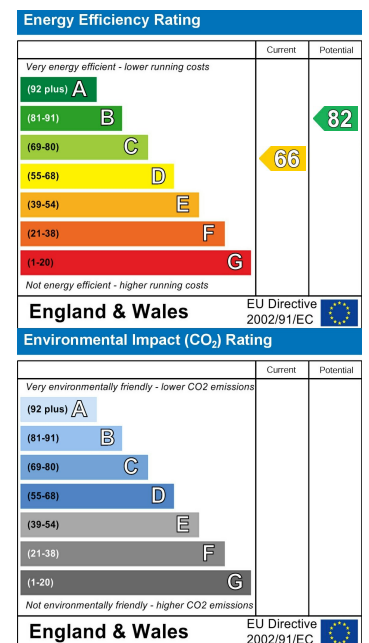


Total area: approx. 109.4 sq. metres (1177.4 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise