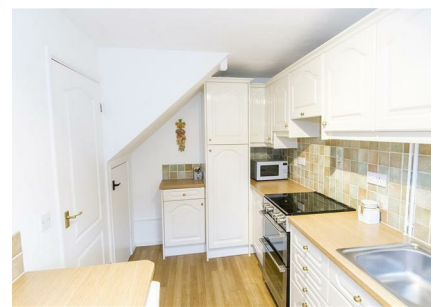


28 Market Street, Lutterworth, LE17 4EH



£245,000

Situated on Market Street in Lutterworth, this delightful three-bedroom mid terrace house is a true gem waiting to be discovered. Boasting two reception rooms, this property offers ample space for both relaxation and entertainment. Step inside to find a beautifully presented interior, featuring a hallway, a cosy lounge, a dining room, and a fitted kitchen that is sure to inspire your inner chef. The two double bedrooms come complete with fitted wardrobes and bedside tables, providing plenty of storage space, while the single bedroom offers versatility for various needs including a fitted bookcase and drawers. The modern shower room adds a touch of luxury to this lovely home, ensuring both style and convenience. Outside, a pretty rear garden awaits, offering a tranquil retreat for outdoor gatherings or simply unwinding after a long day. With the added convenience of a garage, additional car parking space and being offered with no chain, this property presents a fantastic opportunity to own a home that is not only aesthetically pleasing but also practical for everyday living. Don't miss out on the chance to make this house your own and create lasting memories in this wonderful home.

Service without compromise

Hallway 4'4 x 3'3 (1.32m x 0.99m)



Enter via a UPVC double glazed door into the hall which has a radiator. A door opens into the lounge.

Lounge 15'3" x 10'11" (4.65m x 3.33m)



This lovely light and airy lounge has a window to the front aspect, a radiator and a feature fireplace housing a modern eclectic fire.

Lounge (Photo 2)



Dining Room 12'9" x 8'11" (3.89m x 2.72m)



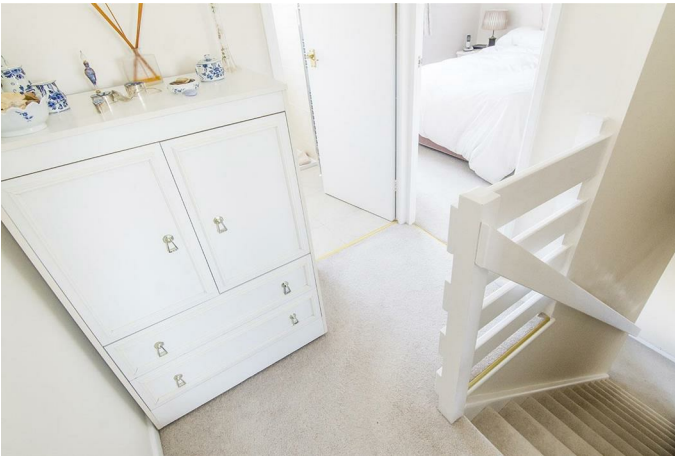
The perfect space to entertain friends and family, this dining room has a radiator and a set of French doors open into the garden.

Kitchen 12'9" x 9'6" (3.89m x 2.90m)



Fitted with a wide range of cream cabinets with complimenting surfaces. Stainless steel sink with mixer taps. Stoves oven with extractor canopy. There is space for a washing machine and fridge. Oak style flooring. Under stairs storage cupboard. Wall mounted gas central heating boiler. Window to the rear aspect.

Landing



Communicating doors to the bedrooms and the bathroom. The loft space is accessed via a loft hatch.

Bedroom One 12'10" x 9'6" (3.91m x 2.90m)



A double bedroom with a window to the rear aspect, a radiator and a range of Hammonds built-in wardrobes and bedside cabinets.

Bedroom One (photo2)



Bedroom Two 11' x 8'9" (3.35m x 2.67m)



A double bedroom with a window to the front aspect, a radiator, a mirror fronted double wardrobe and bedside cabinets.

Bedroom Two (photo 2)



Bedroom Three 8' x 6'4" (2.44m x 1.93m)



A single bedroom with a window to the front aspect, built in wardrobe and a radiator. Currently used as a study room with a built in bookcase and drawers.

Garden



The pretty enclosed garden is mainly laid to lawn with well stocked shrub borders and a path leads to the rear gate and pathway to the garage.



Garden (photo2)



Garage & Parking

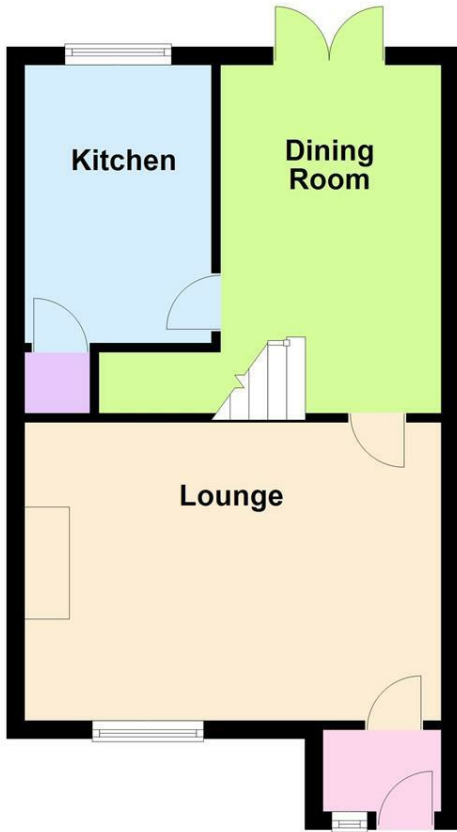


The single garage has a personal door that can be accessed from the garden, up and over door to the front. Power and light is connected. There is a grass verge, a gravelled area for an additional parking space if required.

Floor Plan

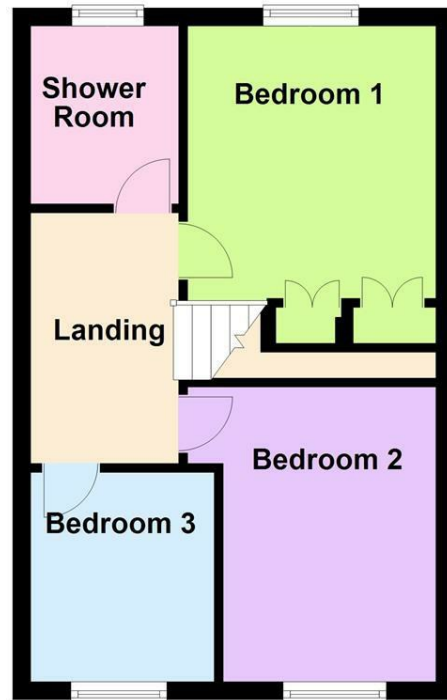
Ground Floor

Approx. 36.9 sq. metres (397.3 sq. feet)



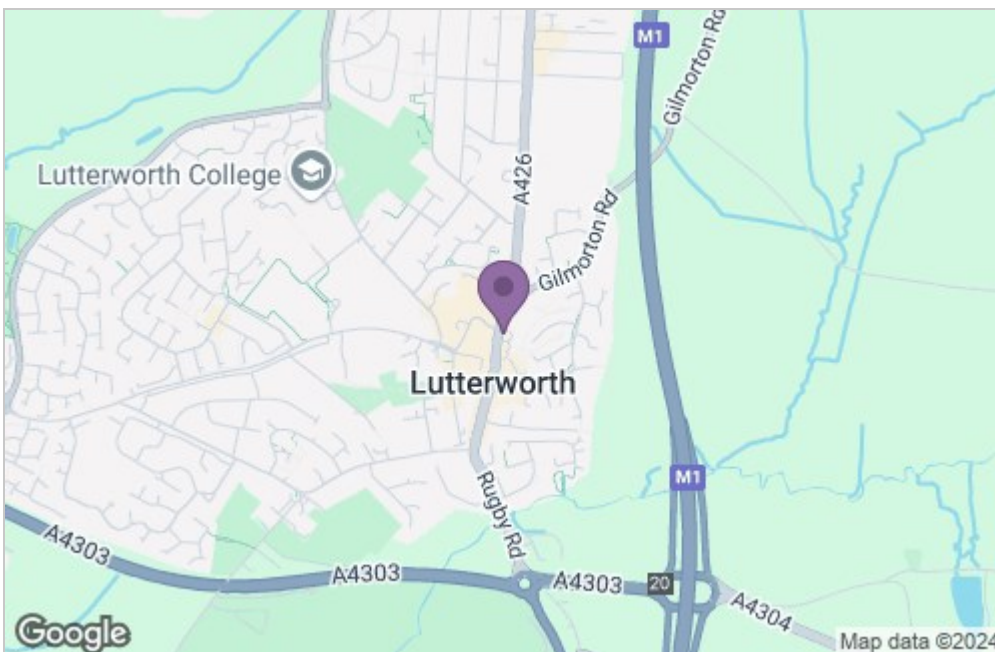
First Floor

Approx. 32.7 sq. metres (351.8 sq. feet)



Total area: approx. 69.6 sq. metres (749.1 sq. feet)

Area Map



Energy Efficiency Graph

