

43 Canada Fields, Lutterworth, LE17 4NB



£220,000

Welcome to this charming two-bedroom semi-detached house located in the serene Canada Fields of Lutterworth. This property boasts a prime location, being close to the town centre and local schools, making it an ideal spot for families or professionals alike. Upon entering, you are greeted by an inviting entrance hall leading to a delightful breakfast kitchen, perfect for enjoying your morning cuppa. The spacious lounge diner provides a cosy yet airy atmosphere, ideal for relaxing or entertaining guests.

The property features two generously sized double bedrooms, offering ample space for personalisation and comfort. The spacious bathroom is a luxurious retreat, complete with a separate shower for a touch of indulgence. Outside, you'll find a private garden where you can unwind or host summer gatherings. With communal parking available, convenience is at your doorstep. Don't miss the opportunity to make this lovely house your home in the heart of Lutterworth. Book a viewing today and step into a world of comfort and tranquillity.

Service without compromise

Hall



Step into the hall via a UPVC front door where you will find laminate flooring, a useful storage cupboard, a radiator set into a decorative cabinet. The stairs rise to the first floor accommodation.

Hall Photo Two



Lounge Diner 18'9" x 10'9" (5.72m x 3.28m)



This lovely light spacious room has a bay window to the front aspect fitted with custom fit blinds and a window to the rear aspect. Feature fireplace housing an electric fire. Wood effect laminate flooring and two radiators set into decorative cabinets.

Lounge Diner Photo Two



Breakfast Kitchen 10'9" x 9'8" (3.28m x 2.95m)



Fitted with a wide range of cream cabinets with complimenting surfaces. Stainless steel sink unit with mixer taps. Cooker with extractor canopy. Space for a fridge freezer and washing machine. There is a window to the rear aspect and a back door giving access to the garden. The radiator is set into a decorative cabinet.

Breakfast Kitchen Photo

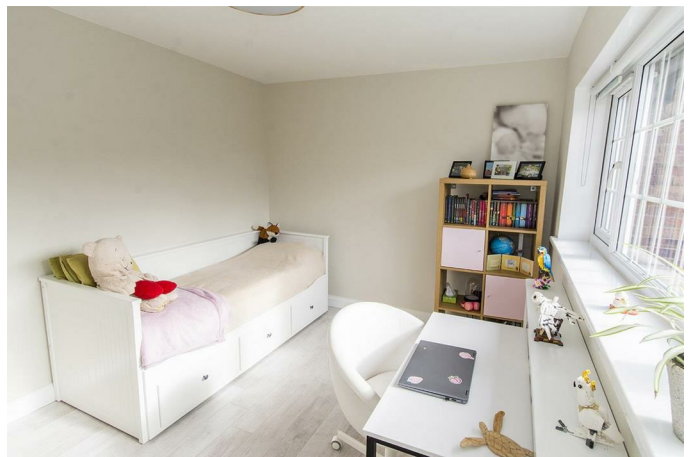


Landing



The spacious landing has room for a work from home desk, wood effect laminate flooring, loft access and a storage cupboard housing the gas central heating boiler.

Bedroom One 12' x 9'2" (3.66m x 2.79m)



A double bedroom with a window to the front aspect, laminate flooring and a radiator set into a decorative cabinet.

Bedroom One Photo Two



Bedroom Two Photo Two



Bedroom Two 15'8" x 9'8" (4.78m x 2.95m)



Bathroom Photo Two



A double bedroom with a Velux roof window, wood effect laminate flooring and a radiator set into a decorative cabinet.

Bathroom 12'5" x 7'4" (3.78m x 2.24m)



This generous bathroom is fitted with a back to wall WC ,wash hand basin set onto a vanity unit, corner bath and a walk-in shower, chrome heated towel rail and ceramic wall and floor tiles. Opaque window to the rear aspect.

Outside



Front and rear gardens- To the front you will find a paved path leading to the front canopied entrance door with a lawn area and a planted shrub border. The private rear garden is mainly laid to lawn with a generous paved patio seating area, and a garden shed. A side gate gives access to the outside and the communal parking area.

Outside Photo Two



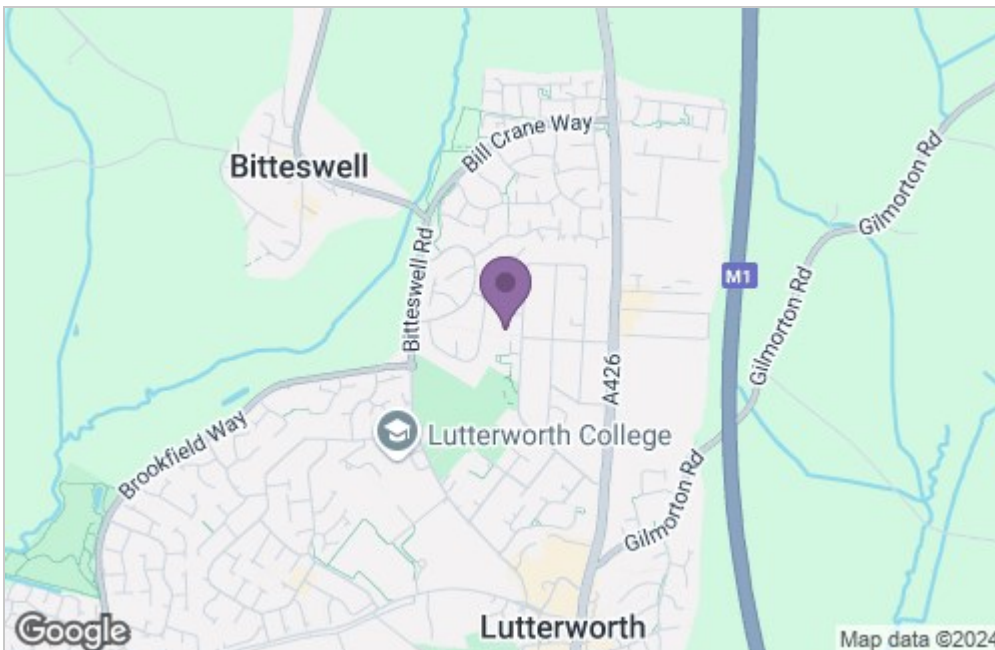
Communal Parking Photo



Floor Plan



Area Map



Energy Efficiency Graph

