

## 9 Cherrytree Avenue, Lutterworth, LE17 4SZ



**£265,000**

Situated on Cherrytree Avenue, this delightful two-bedroom detached bungalow is a hidden gem waiting to be discovered which is an ideal opportunity to improve and make this into a home of your design. Situated in a peaceful cul-de-sac, this property offers a tranquil retreat from the hustle and bustle of everyday life. As you step through the porch into the dining hall, you are greeted by a warm and inviting atmosphere that flows seamlessly into the lounge. The lounge itself boasts picturesque views over the well-maintained garden, creating a serene backdrop for relaxation. The kitchen, opening into the side conservatory, provides a perfect space for enjoying a morning cup of tea while basking in the natural light. The property features two generously sized double bedrooms, both equipped with fitted wardrobes, offering ample storage space for your belongings. The bathroom, complete with a shower over the bath, provides a comfortable and convenient setting for your daily routines. Outside, a private garden awaits, offering a peaceful sanctuary for outdoor activities or simply unwinding. The single garage, along with off-road parking, ensures convenience and security for your vehicles. With the added benefit of no upward chain, this property presents a rare opportunity to make it your own without delay. Don't miss out on the chance to call this bungalow your home in the heart of Lutterworth.

*Service without compromise*

**Entrance Porch 3'8" x 4'1" (1.12m x 1.24m)**



Wooden front door into the porch which leads through to the dining hall.

**Dining Hall 17' x 11'6" (5.18m x 3.51m)**



This spacious dining hall has a window to the side aspect, storage cupboard and a radiator.

**Kitchen 10' x 7'11" (3.05m x 2.41m)**



Fitted with a range of base and wall cabinets with complimenting surfaces. The gas central heating boiler is situated in a wall cabinet. Stainless steel sink unit. Oven and electric hob. Window to the side aspect and a door opening into the covered side area.

**Lounge 19'11" x 11'5" (6.07m x 3.48m)**



The lounge is situated at the rear of the property and has a feature fireplace housing a gas fire and a box bay window that has a side door opening into the garden.

Lounge Photo Two



Bedroom Two 12' x 7'00" (3.66m x 2.13m)



A double bedroom with a window to the front aspect, built-in wardrobes and a radiator.

Bedroom One 11'7" x 11' 11" (3.53m x 3.35m 3.35m)



Bathroom 7'11" x 8" (2.16.71m x 2.44m)



Fitted with a low level WC, pedestal wash hand basin, bath with shower and side screen, radiator, airing cupboard and an opaque window to the side aspect.

A double bedroom with a window to the front aspect, built-in wardrobes and a radiator.

Bedroom One Photo Two



Conservatory 20' x 7'10" (6.10m x 2.39m)



With a set of sliding patio doors giving access to the garden, windows to the side aspect and a door to the side porch. A personal door gives access to the garage and outside WC.

## Garden



The private garden is mainly laid to lawn with a paved patio, mature well stocked shrub borders, rockery with pond, garden shed and gated side access.

Garden Photo Two



Garage & Parking 16'x 8' (4.88mx 2.44m)



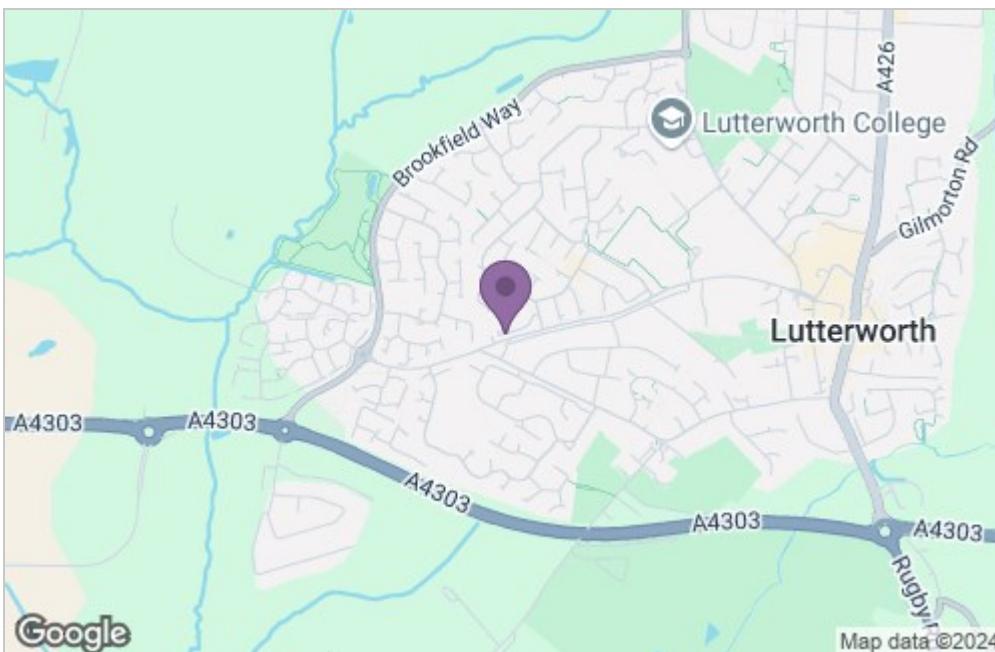
The single garage has an electric up and over door, power and light and a personal door opening into the covered side area.

## Floor Plan

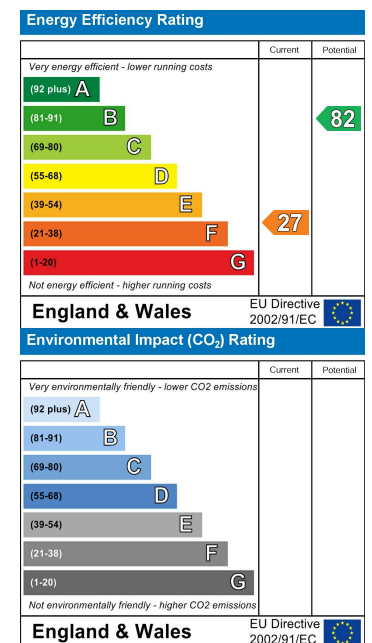


Total area: approx. 109.9 sq. metres (1183.2 sq. feet)

## Area Map



## Energy Efficiency Graph



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