

16 George Street, Lutterworth, LE17 4EF



£280,000

Situated in the heart of Lutterworth on George Street, this charming mid-terrace house offers a delightful blend of character and modern living. With four spacious bedrooms, this property is perfect for families or those seeking extra space. The ground floor features two inviting reception rooms, including a lounge adorned with a newly installed fireplace and a living flame fire, creating a warm and welcoming atmosphere. The fitted dining kitchen is a highlight, seamlessly opening into a snug area, ideal for casual dining or relaxation. Ascending to the first floor, you will find three well-proportioned bedrooms, with the master boasting an ensuite for added convenience. A newly fitted shower room serves the other bedrooms, ensuring comfort for all. The second floor hosts a further double bedroom, providing flexibility for guests or a home office. The current owners have made significant improvements, including new windows, a modern bathroom, and a gas central heating boiler, enhancing the property's appeal and efficiency. Outside, the garden is a delightful retreat, featuring a paved patio, a lush lawn, and a garden shed for storage. The rear access allows for easy maintenance and enjoyment of the outdoor space. The front of the property is equally attractive, with a walled boundary complemented by elegant wrought iron railings and gate, adding to the overall charm. This property is ideally situated in a town centre location, offering easy access to local amenities, schools, and transport links. It presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a beautifully updated home.

Service without compromise

Hall



Enter via a an attractive front door into this warm and welcoming hall where the stairs rise to the first floor accommodation.

Lounge 11'6 x 11'5 (3.51m x 3.48m)



The cosy lounge has a window to the front aspect , coving to the ceiling, radiator, a new feature fire place housing a living flame gas fire .

Lounge Photo Two



Dining Kitchen 17'5 x 9'7 (5.31m x 2.92m)



Fitted with a wide range of modern cabinets with complimenting surfaces. Bowl and a half sink unit with mixer taps. Built under oven , hob with extractor canopy. Space for a washing machine, tumble dryer and fridge freezer. Ceramic tile flooring , window to the side aspect and a set of French doors open into the garden.

Dining kitchen Photo Two



Dining Area Photo

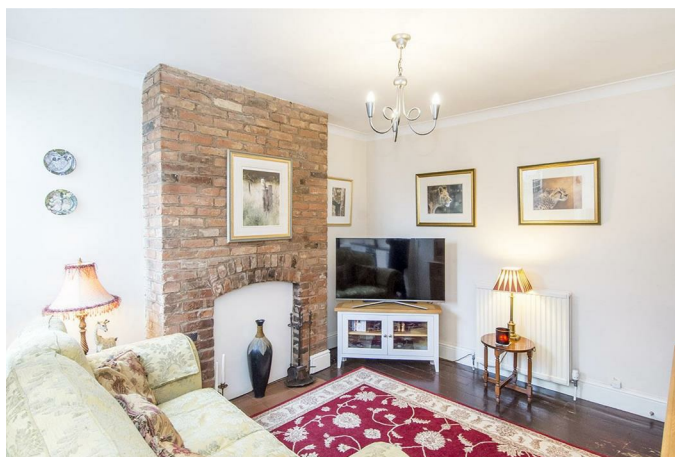


Snug 11'6 x 11'4 (3.51m x 3.45m)



Open plan to the kitchen with a window to the rear aspect, attractive brick chimney breast with a tiled hearth and varnished floorboards.

Snug Photo Two



Service without compromise

Landing



Open balustrade, loft access and stairs rise to bedroom four.

Bedroom One 14'11" x 11'5" (4.55m x 3.48m)



A double bedroom with a window to the front aspect, radiator, storage cupboard and varnished floorboards.

Bedroom One Photo Two



En-Suite 9'2" x 2'11" (2.79m x 0.89m)



Fitted with a low level WC, pedestal wash hand basin, corner shower enclosure with bi fold doors, chrome heated towel rail, ceramic floor and wall tiles.

En-suite Photo Two



Bedroom Three 9'3 x 7'11 (2.82m x 2.41m)



Bedroom Two 10'10 x 8'2 (3.30m x 2.49m)



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

A generous bedroom with a window to the rear aspect and a radiator. Currently set out as a work from home office

Shower Room 6'9" x 6' (2.06m x 1.83m)



Newley fitted with a low level WC, hand wash basin set onto a bespoke drawer unit, corner shower cubicle, chrome heated towel rail, ceramic wall and floor tiles. Opaque window.

Shower Room Photo Two



Bedroom Four Photo Two



Bedroom Four 15' max x 12'2 restricted height (4.57m max x 3.71m restricted height)

Garden



A double bedroom with a Velux roof line window, exposed brick chimney breast, radiator and under eaves storage.

The enclosed garden has an extensive paved patio seating area, steps up to the lawn which has well stocked flower borders. There is a timber garden shed and gated rear pedestrian access.



Garden Photo Two



Rear Elevation Photo

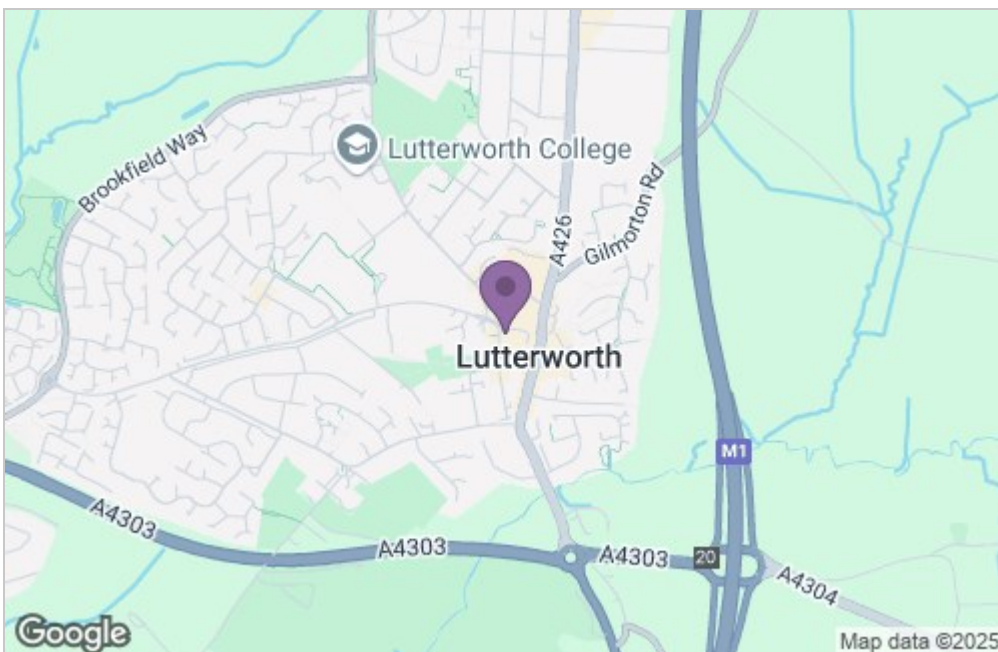


Floor Plan

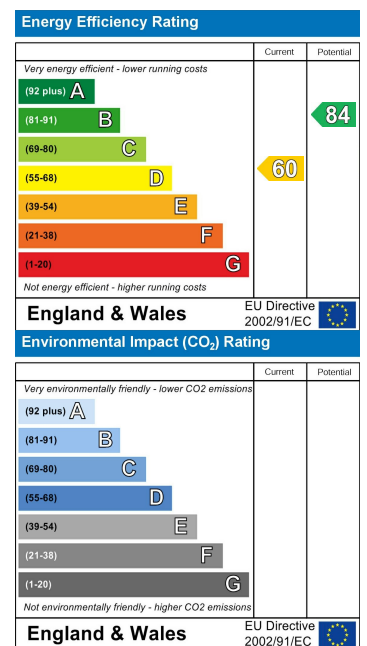


Total area: approx. 115.1 sq. metres (1238.9 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise