

## 44 Spencer Road, Lutterworth, LE17 4PG



**£215,000**

Situated on a generous corner plot on Spencer Road in the charming town of Lutterworth, this delightful two-bedroom semi-detached home offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by an inviting entrance porch that leads into a lovely lounge diner, complete with a feature fireplace that adds a touch of warmth and character to the space. The modern breakfast kitchen is a true highlight, featuring a stylish Range style cooker that will delight any culinary enthusiast. This well-designed area is perfect for both casual dining and entertaining guests. The property boasts two spacious double bedrooms, providing ample space for relaxation and rest. A recently fitted shower room adds a contemporary touch, ensuring convenience for daily living. Outside, the property features a rear lobby that includes an outside WC, enhancing practicality for family and guests alike. The driveway offers ample off-road parking, a valuable asset in this desirable location.

With no upward chain, this home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this semi-detached house presents an excellent opportunity to enjoy a comfortable lifestyle in a friendly community. Don't miss the chance to view this charming property and envision your future in Lutterworth.

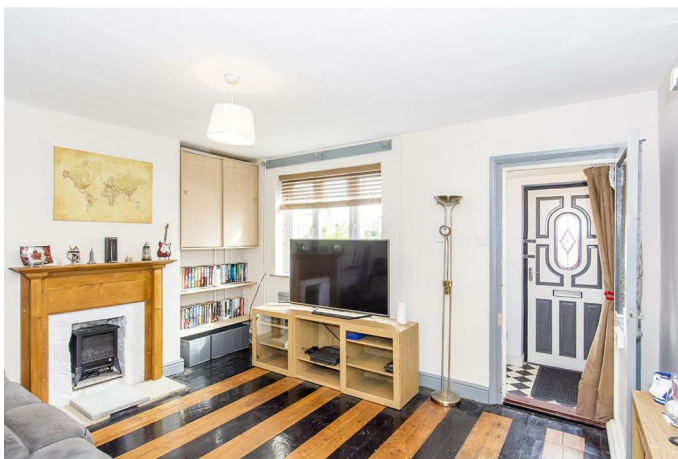
*Service without compromise*



## Entrance Porch

This useful porch has an attractive wooden front door and is the ideal space to hang your outdoor coats.

## Lounge Diner 13' x 11'1" (3.96m x 3.38m)



This lovely lounge diner has dual aspect windows allowing lots of natural flood in. There is a feature fireplace housing an electric stove, built in storage cupboard set into the recess of the chimney breast and stripped floorboards.

## Lounge Diner Photo Two



## Kitchen 11' x 8'1" (3.35m x 2.46m)



Fitted with a range of units with complimenting works surfaces with a Range style cooker, space for a washing machine, tumble dryer and a fridge freezer. There is a breakfast bar and a window to the rear aspect. the stairs rise to the first floor accommodation. The back door opens into the covered area and outside WC and store room.

## Kitchen Photo Two



Landing



With a window to the side aspect and loft hatch.

Bedroom One 11' x 9'1" (3.35m x 2.77m)



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

Bedroom One Picture Two



Bedroom Two 11' x 8'1" (3.35m x 2.46m)



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

Bedroom Two Picture Two



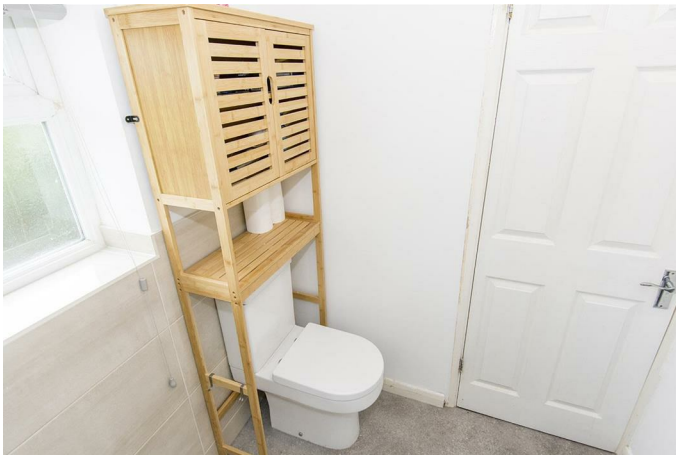


Shower Room 6' x 5'1" (1.83m x 1.55m)



Fitted with a low flush WC, hand wash basin set onto a vanity unit and a double width shower enclosure. Ceramic wall and vinyl flooring. Opaque window and a radiator.

Shower Room Photo Two



Garden



A private garden which is mainly laid to lawn with well stocked shrub borders and mature trees. There is a garden shed and gated side access to the frontage.

Garden Picture Two



## Outside WC & Storage



The outside WC and storage space is situated off the kitchen and has two Upvc doors that gives access to the courtyard area and also to the garden

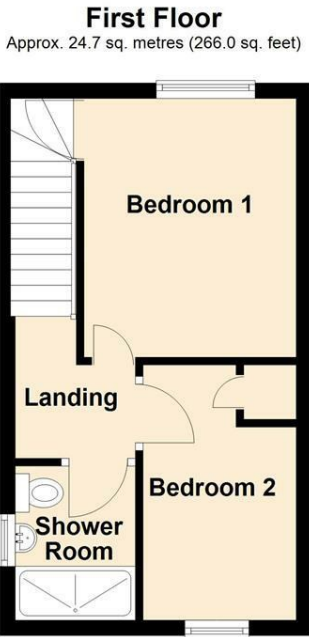
## Outside & Parking



To the front you will find a gravel drive which provides ample off road parking and gated side access to the garden.

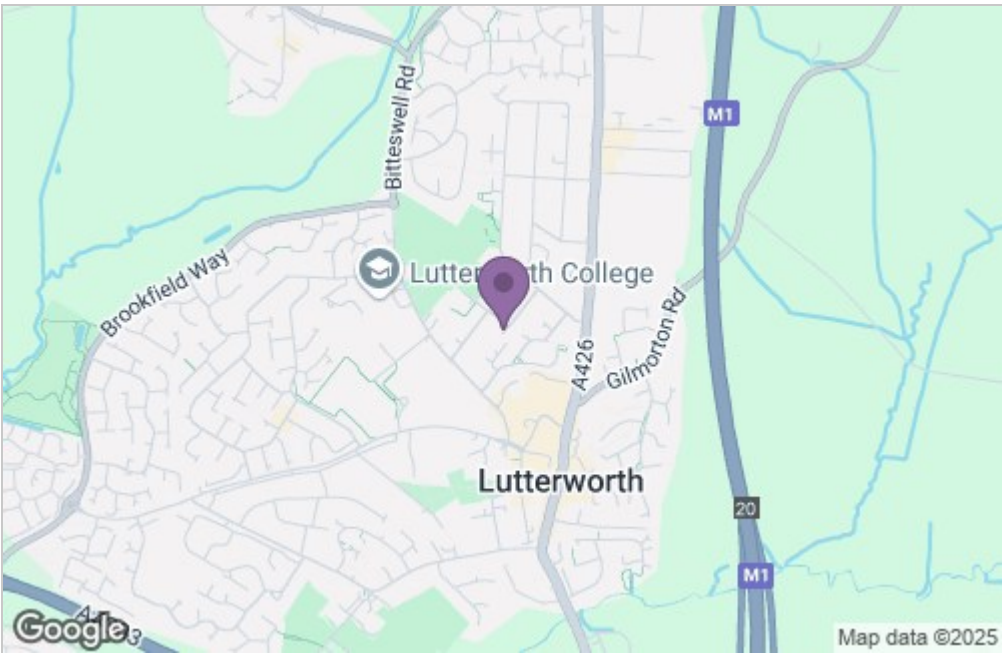


Floor Plan



Total area: approx. 58.1 sq. metres (625.5 sq. feet)

Area Map



Energy Efficiency Graph

