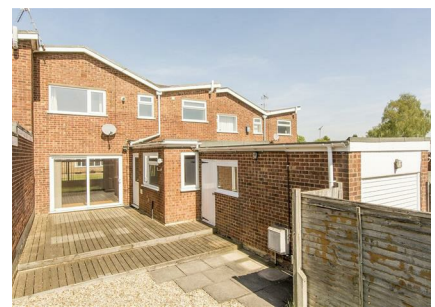


6 Carlson Gardens, Lutterworth, LE17 4DP



£260,000

Situated in the desirable Carlson Gardens area of Lutterworth, this charming three-bedroom mid-terrace family home offers a perfect blend of comfort and convenience. With its prime location, residents will find themselves just a short stroll away from the town centre and a variety of local amenities, making daily life both easy and enjoyable. Upon entering the property, you are welcomed by a bright entrance hall that leads to a cloakroom and a handy store cupboard. The dining room flows seamlessly into a well-appointed fitted kitchen, complete with a range cooker, ideal for those who enjoy cooking and entertaining. The spacious lounge is a highlight of the home, featuring sliding doors that open directly into the garden, creating a wonderful indoor-outdoor living experience. The property boasts three generous bedrooms, providing ample space for family living or guests. The modern bathroom, equipped with a shower over the bath, adds to the home's appeal, ensuring comfort and convenience for all. Outside, the south-facing garden is a delightful retreat, featuring a timber decked seating area perfect for al fresco dining, alongside a well-maintained lawn for children to play or for gardening enthusiasts to enjoy. Additionally, the property includes a single garage, offering extra storage or parking space. With no upward chain, this home is ready for you to move in and make it your own. This property is an excellent opportunity for families or individuals seeking a well-presented home in a sought-after location. Don't miss your chance to view this lovely residence.

Service without compromise

Entrance hall 9'10" x 6'5" (3.00m x 1.96m)



Enter via a Upvc door into the hallway where the stairs rise to the first floor. Wood flooring. Radiator. Storage cupboard.

Cloakroom 5'11" x 5'1" (1.80m x 1.55m)



Fitted with a low level WC. Wash hand basin set onto a vanity cupboard. Ceramic tiled flooring. Opaque window to the front aspect.

Kitchen 11'8" x 11'4" (3.56m x 3.35m; 1.22m)



Fitted with a range of modern cabinets with complimenting surfaces. Stainless steel bowl and half sink unit with mixer taps. Range cooker with five burner hob & extractor canopy. Dishwasher and space for another appliance. Ceramic floor tiles. Window to the rear aspect. Upvc side door opening into the garden.

Kitchen Photo Two



Dining Room 12' x 9'7" (3.66m x 2.92m)



Opening to the kitchen this spacious dining room is the perfect space to entertain friends and family, there is an attractive alcove that has a work surface which is the ideal space have a laptop. Wooden flooring and a radiator.

Dining Photo Two



Lounge 19'10" x 11'1" (6.05m x 3.38m)



The spacious lounge has a window to the front aspect. Sliding patio doors open into the garden. Wooden flooring and two radiators.

Lounge Photo Two



Landing 4'8" x 2'8" (1.42m x 0.81m)



The landing has a fitted double utility cupboard that has plumbing and space for a washing machine & tumble dryer. Window to the rear aspect

Bedroom One 11'6" x 10'9" (3.51m x 3.28m)



A double bedroom with a window to the front aspect. Storage cupboard. Radiator.

Bedroom Two 12'02" x 8'09" (3.71m x 2.67m)



A double bedroom with a window to the front aspect. Storage cupboard. Radiator.

Bedroom Three 8'11" x 8'07" (2.72m x 2.62m)



A single bedroom with a window to the rear aspect. Storage cupboard. Radiator.

Bathroom 7'02" x 5'04" (2.18m x 1.63m)



Fitted with a low level WC. Circular wash hand basin. Bath with shower , side screen and waterproof wall panelling. Ceramic wall and floor tiles. Radiator. Opaque window to the rear aspect.

Bathroom Photo Two



Bathroom Photo Three



Garden



The south-facing garden is a delightful retreat, featuring a timber decked seating area perfect for al fresco dining, alongside a well-maintained lawn for children to play or for gardening enthusiasts to enjoy. A gate gives access to the rear of the property.

Garden Photo Two



Garden Photo Three



Garage & Parking 16' x 9' (4.88m x 2.74m)



The single garage has an up and over door to the front, and personal door opening into the garden. Power and light is connected. The drive provides a parking space.

Location



Floor Plan



Total area: approx. 111.1 sq. metres (1195.8 sq. feet)

Area Map



Energy Efficiency Graph

