

23 Cheshire Close, Lutterworth, LE17 4YE



£280,000

A three bedroom link detached family home is within the proximity of Lutterworth Primary, High and Academy Schools. Situated on the sought after Buttercup Development, this home offers the tranquility of a cul-de-sac position within walking distance to the surrounding countryside as well as easy access the town centre and all its amenities. In brief the accommodation comprises; Entrance Hall with downstairs cloakroom. Lounge and generous kitchen dining room opening into the conservatory and private rear garden with lawn & a paved patio area. To the first floor there are two double bedrooms, one single with fitted wardrobes to bedroom one and a family bathroom. To the front there is a driveway providing off road parking and garage with power, light and up and over door. OFFERED WITH NO UPWARD CHAIN

Service without compromise

Entrance Hall

Composite front door, radiator.

Cloakroom 4'08 x 4'00 (1.42m x 1.22m)



Double glazed window to the front, low level WC, wash hand basin, Radiator.

Lounge 14'10 x 8'11 (4.52m x 2.72m)



Double glazed bay front window, fireplace with electric point, coving to ceiling, tv point, radiator, under stairs cupboard, stairs to the first floor.

Dining Kitchen 15'0 x 8'0 (4.57m x 2.44m)



Range of cabinets, stainless steel sink, built under oven, gas hob and extractor, space for washing machine and fridge/freezer. The dining Area has patio doors leading to conservatory.

Conservatory 13'0 x 8'01 (3.96m x 2.46m)



The conservatory has a set of French doors opening into the rear garden, wall heater & lights, vertical blinds to windows & electric sockets.

Landing



Having an airing cupboard and a loft hatch.

Bedroom One 11'09 x 6'08 (3.58m x 2.03m)



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

Bedroom Two 9'11 x 8'05 (3.02m x 2.57m)



A double bedroom with a window to rear aspect and a radiator.

Bedroom Three 8'10 x 6'05 (2.69m x 1.96m)



A single bedroom with a window to the rear aspect and a radiator.

Bathroom 6'0 x 6'05 (1.83m x 1.96m)



Fitted with a low level WC, wash hand basin, bath with electric shower over and screen, half ceramic wall tiles, chrome heated towel rail and an obscure glazed window.

Garage

A single garage with and up and over door to the front and a personal door to the garden.

Garden



Paved patio, lawn with shrub borders and a garden shed.

Garden Picture Two

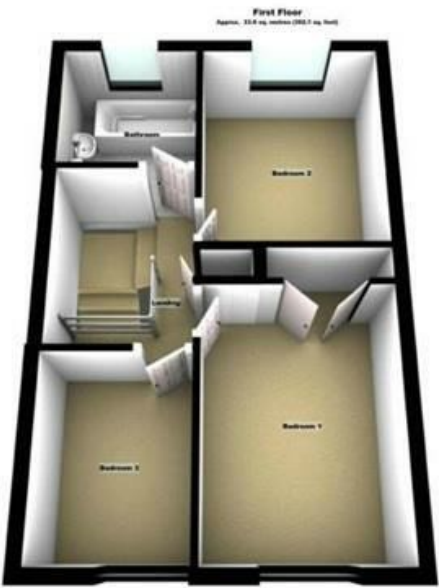


Outside & Parking

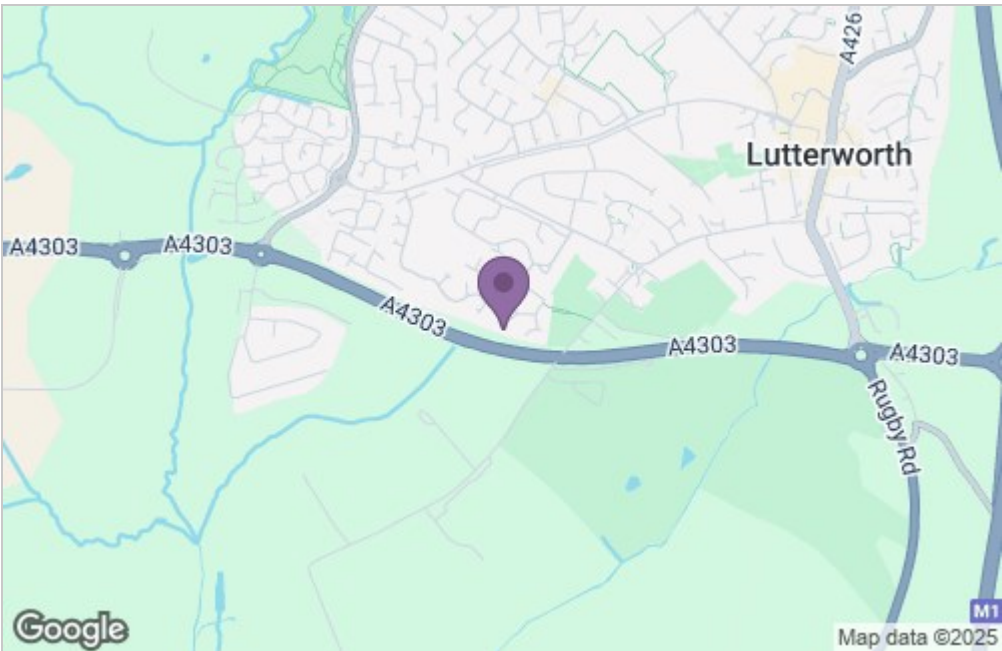


Blocked paved drive providing off road parking and a single garage.

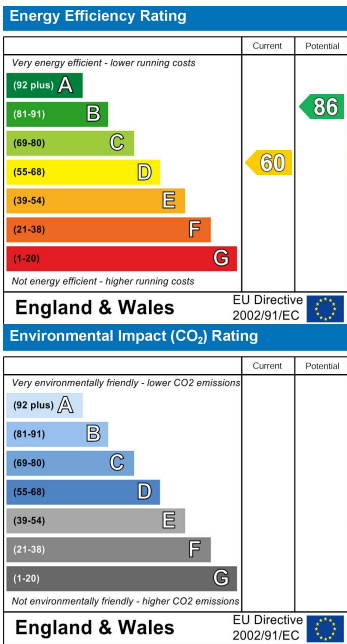
Floor Plan



Area Map



Energy Efficiency Graph



Service without compromise