

2 Copse Close, Lutterworth, LE17 4NE



£189,800

Welcome to this charming two-bedroom end-terraced house located on Copse Close in town of Lutterworth. This property, built by Mulberry Homes, offers a perfect blend of modern living and comfort. Situated in a desirable location, this house offers not just a place to live, but a lifestyle. With shared ownership at 73%, this could be the perfect opportunity to step onto the property ladder in a beautiful new home. As you step into the house, you are greeted by an inviting entrance hall leading to a cloakroom, a well-fitted kitchen diner, and a cosy lounge - perfect for relaxing or entertaining guests. The property boasts two double bedrooms, providing ample space for a small family, guests, or even a home office. One of the highlights of this lovely home is the garden, complete with turf and a decked area, ideal for enjoying a morning coffee or hosting a summer barbecue. Additionally, the property comes with two allocated parking spaces, ensuring convenience for you and your visitors. Don't miss out on the chance to make this house your own and enjoy all that it has to offer. Contact us today to arrange a viewing. No upward chain

Service without compromise

Entrance Hall 16'10" x 6'9" (5.13m x 2.06m)



Step into this lovely home via a composite front door where you will find ceramic floor tiles and a radiator. The stairs rise to the first floor accommodation.

Cloakroom 5'5" x 3' (1.65m x 0.91m)



Comprising WC and wash hand basin with a window to the side aspect. Laminate flooring is included.

Kitchen Diner 16'1 x 18'1 (4.90m x 5.51m)



This kitchen diner is situated at the front of the home and comprises of a contemporary range of units with stainless steel sink and drainer, integrated oven, hob and extractor and plumbing for a washing machine. There is ample space for a dining table and chairs. Laminate flooring. Window to the front aspect fitted with blinds.

Kitchen Photo



Dining Photo



Lounge Photo Two



Lounge 15'4 x 10'1 (4.67m x 3.07m)



Landing



The living room is situated to the rear of the home and provides access to the rear garden via UPVC double glazed door. There is a window, TV point and multiple plug points.

Window to the side aspect .Storage cupboard. Loft Hatch access .

Bedroom One 15'4 x 9'10 (4.67m x 3.00m)



A generous double bedroom with dual aspect windows to the front and a radiator.

Bedroom One Photo One



Bedroom Two 15'4 x 9'2 (4.67m x 2.79m)



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

Bedroom Two Photo Two



Bathroom 8'10" x 6'10" (2.69m x 2.08m)



Comprising low level WC, pedestal wash hand basin and bath with shower over. Chrome heated towel rail. Ceramic wall tiles. Glazed shower screen, extractor fan and laminate flooring.

Garden



The sunny garden is mainly laid to lawn with a timber decked seating area, garden shed and gated side access to the drive.

Garden Photo Two



Garden Photo Three



Outside & Parking



Floor Plan

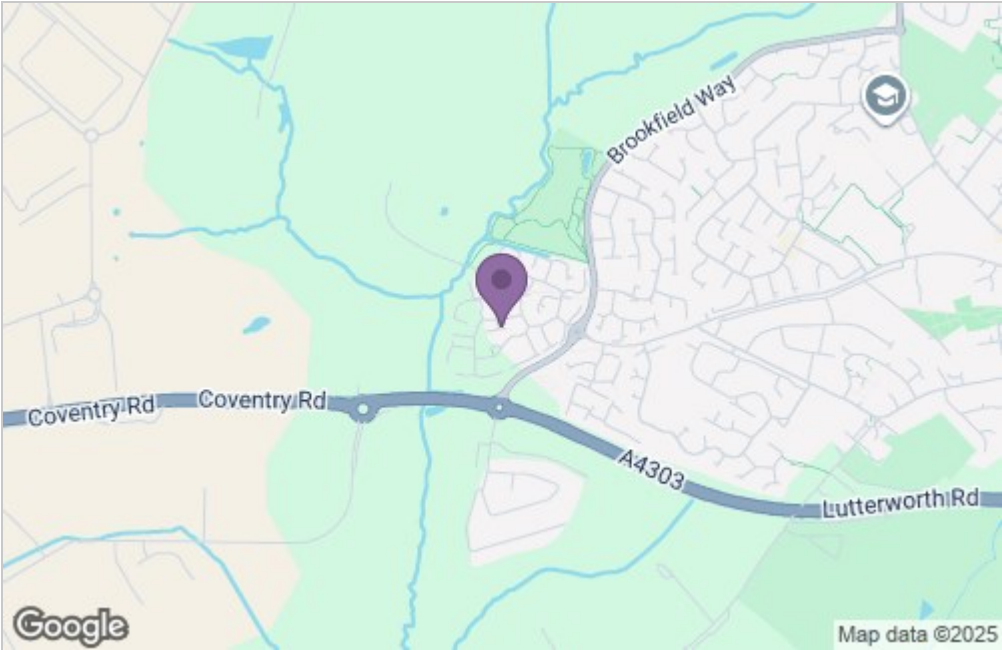


Total area: approx. 818.6 sq. feet

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

