

77 Coventry Road, Lutterworth, LE17 4QF



£285,000

Situated in the highly sought-after area of Lutterworth, this three-bedroom semi-detached house on Coventry Road presents an excellent opportunity for families and individuals alike. The property is set back from the road, offering a sense of privacy and tranquillity. Upon entering, you are greeted by a welcoming porch and a spacious hall, perfect for storing outdoor coats and shoes. The heart of the home is a generous lounge diner that flows effortlessly into a bright conservatory, creating an inviting space for relaxation and entertaining guests. The fitted kitchen is well-equipped, making meal preparation a delightful experience. Upstairs, you will discover two comfortable double bedrooms and a single bedroom, providing ample accommodation for family or visitors. The modern bathroom, featuring a shower over the bath, caters to all your bathing needs. Outside, the sunny garden is predominantly laid to lawn, complemented by well-stocked shrub borders that enhance its charm. Two paved patios offer excellent spots for outdoor dining or simply enjoying the sunshine. The property also benefits from a single garage and off-road parking, ensuring convenience for you and your guests.

With the added advantage of no upward chain, this home is ready for you to move in and make it your own. Furthermore, there is potential to extend the property, subject to planning permission, allowing you to tailor it to your specific needs. The inclusion of solar panels adds an eco-friendly touch, making this semi-detached house a wonderful opportunity for those seeking a family home in a desirable location.

Service without compromise

Porch

Enter via a Upvc door into the porch with a window to the side .

Hall



Enter via a Upvc door with window to the side, the stairs rise to the first floor with a useful storage cupboard and a radiator.

Lounge Diner 22'7" x 11'5" (max) 9'3" (min) (6.88m x 3.48m (max) 2.82m (min))



The spacious lounge has a window to the front aspect and a brick fireplace housing an electric fire. The dining area has a set of sliding patio doors that give access into the conservatory.

Dining Area Picture



Kitchen 8'7" x 8'9" (2.62m x 2.67m)



Fitted with a range of cabinets with complimenting surfaces. Stainless steel sink with mixer taps. Freestanding cooker. Space for a washing machine and fridge freezer. A door opens into the conservatory.

Conservatory 19'4" x 7'8" (5.89m x 2.34m)

The sunny conservatory runs along the rear of the property with ceramic floor tiles and a door that opens into the garden. Power and light is connected.

Landing



The airing cupboard houses the recently installed Worcester Bosch combination boiler. Internal doors to the bedrooms and bathroom.

Bedroom One 11'5" x 10'9" (3.48m x 3.28m)



A double bedroom with a window to the front aspect and a radiator

Bedroom Two 11'5" x 10'2" (3.48m x 3.10m)



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

Bedroom Three 7'8" x 6'6" (2.34m x 1.98m)



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

Bathroom 6'6" x 5'11" (1.98m x 1.80m)



Fitted with a back to wall WC and wash hand basin set onto a vanity cupboard. The bath has an electric shower and side screen. Ceramic wall and floor tiles. Opaque window to the rear aspect.

Garden





The south facing garden is mainly laid to lawn with well stocked shrub borders and a paved patio seating area.

Rear Aspect



Garage 22'7" x 8'4" (6.88m x 2.54m)

A single garage with a window to the side, personal door into the garden and an up and over door to the front. Power and light is connected.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		77	80
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> <p>Environmental Impact (CO₂) Rating</p>		<p>EU Directive 2002/91/EC</p> <p></p>	
		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
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