

## 9 Beech Avenue, Lutterworth, LE17 4TL



**£295,000**

Situated in a tranquil cul-de-sac on Beech Avenue, this exceptional two double bedroom detached bungalow offers a perfect blend of modern living and comfort. Recently renovated to a high standard, the property boasts a welcoming entrance porch that leads into a spacious hall, setting the tone for the rest of the home. The heart of the bungalow is undoubtedly the modern kitchen, which features integrated appliances, making it a delight for any cooking enthusiast. Adjacent to the kitchen, the lounge diner provides a versatile space for relaxation and entertainment, with the added convenience of a wall-mounted TV option, perfect for cosy movie nights. Both double bedrooms are generously sized, ensuring ample space for rest and relaxation. The newly fitted bathroom is a contemporary haven, complete with a shower over the bath, catering to all your bathing needs. One of the standout features of this property is the charming timber-framed sunroom, which invites natural light and offers a serene spot to enjoy the garden views. The private garden is a delightful retreat, ideal for outdoor gatherings or simply unwinding in peace. For added convenience, the bungalow includes a garage equipped with an electric roller door, along with off-road parking, ensuring that your vehicles are secure and easily accessible. This property is not just a home; it is a lifestyle choice in a sought-after residential area. With its modern amenities and peaceful surroundings, this bungalow is a rare find that is sure to appeal to a variety of buyers. Don't miss the opportunity to make this splendid property your own.

*Service without compromise*

Porch & Hall



The porch has a Upvc door that gives access to the entrance hallway which has a new column radiator and oak engineered flooring.

Kitchen 11'10" x 7'5" (3.61m x 2.26m)



Fitted with brand new contemporary kitchen cabinets with complimenting work surfaces. Composite sink with mixer taps. Built in oven with induction hob and extractor canopy. Integrated fridge and freezer. Attractive Evolution Porcelain tiled flooring and recessed spot lights to the ceiling. There is a window to the side aspect and a door that opens into the conservatory.

Kitchen Photo Two



Lounge Diner 11'11" x 14'6" (3.63m x 4.42m)



The modern lounge diner has a wall mounting for a TV, dual aspect windows to the rear and the side. Oak engineered flooring. Recessed spotlights to the ceiling and a new vertical grey radiator. A glazed door opens into the conservatory.

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Lounge Diner Photo Two



Bedroom One 11'11" x 9'11" (3.63m x 3.02m)



Conservatory 19'7" x 6'9" (5.97m x 2.06m)



The conservatory is of dwarf wall and timber construction. There are two doors opening into the garden, there are ample electric sockets and plumbing for a washing machine.

A double bedroom with a window to the front aspect. Engineered oak flooring and a new column radiator. Recessed spotlights to the ceiling

Bedroom One Photo Two



Bedroom Two 9'0" x 10'6" (2.74m x 3.20m)



A double bedroom with a dual aspect windows. Engineered oak flooring and a new column radiator. Recessed spotlights to the ceiling. This is currently being used as a dressing room.

Bedroom Two Photo Two



Bathroom 6'9" x 9'7" (2.06m x 2.92m)



Newley refitted with a low level W.C. Hand wash hand basin set onto a modern cupboard unit. Bath with shower over and side screen. Evolution Porcelain wall and floor tiles .Heated towel rail. Opaque window to the side aspect. Recessed spot lights to the ceiling .

Bathroom Photo Two



## Garden



The rear garden offers privacy and is mainly laid to lawn framed by mature hedging with shrub borders and a variety of trees.

## Garden Photo Two



## Rear Aspect Photo



## Garage & Parking



The single garage has electric roller door and power & light are connected. The front of the property has a pretty garden and the drive provides off road parking.

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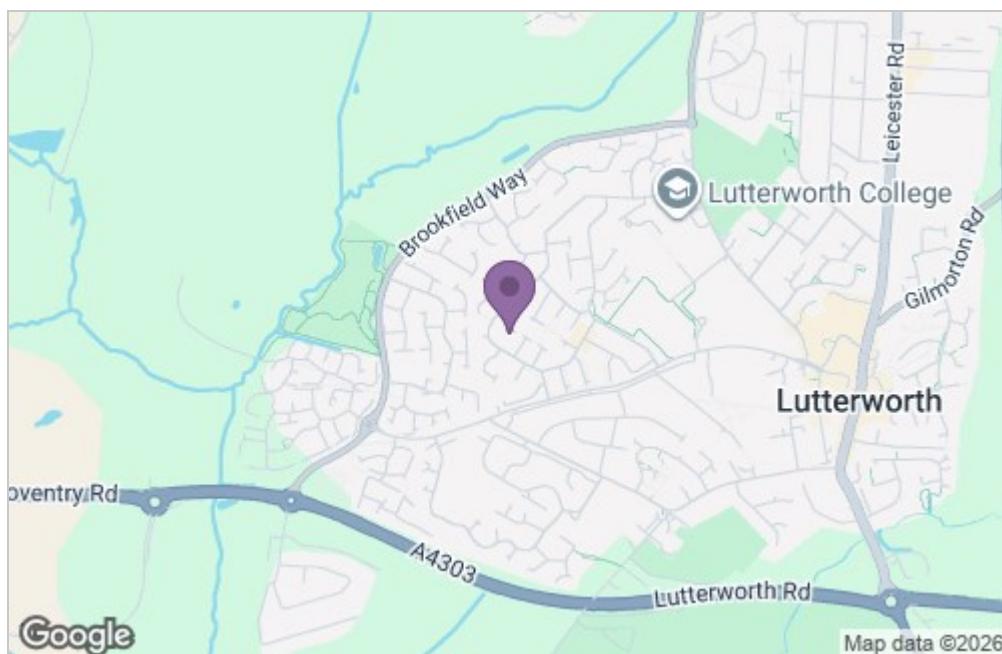


## Floor Plan

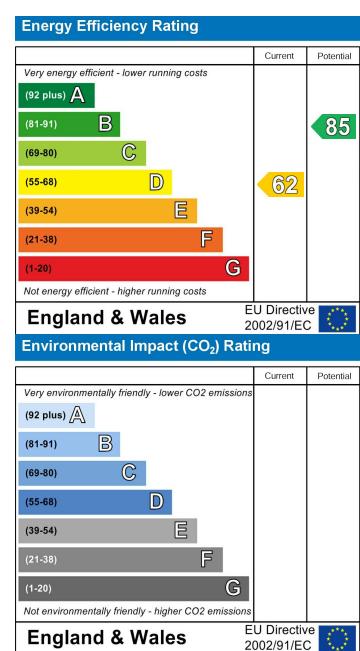


Total area: approx. 81.6 sq. metres (877.8 sq. feet)

## Area Map



## Energy Efficiency Graph



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