



Lutton Crescent

Wolviston Court



Offers Invited Between £190,000 And £200,000



39 Lutton Crescent

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Nestled in the sought-after Wolviston Court, this immaculately presented three-bedroom semi-detached property offers a blend of comfort and style. Featuring a driveway and garage, this home boasts convenience and functionality for modern living. The property benefits from UPVC double glazing and gas central heating throughout, ensuring a cosy and energy-efficient environment. The accommodation is tastefully arranged over two floors and comprises an inviting entrance hall, a spacious lounge/diner perfect for entertaining, a well-equipped kitchen for culinary endeavours, a landing leading to a bathroom, and three generously sized bedrooms for restful nights. The property offers a perfect balance of space and comfort, designed to cater to the needs of both first-time buyers looking to step onto the property ladder and growing families in search of a new home to create lasting memories.

Outside, this property offers a delightful low maintenance garden to the rear, providing a tranquil retreat for relaxation and outdoor enjoyment. The garden space is thoughtfully designed to offer a private sanctuary for al fresco dining, gardening, or simply unwinding amidst nature's beauty. The property's outdoor area presents a blank canvas for green thumbs to create their own oasis, ideal for families with children or pets to play and explore in a safe and secure environment. With easy access to local amenities, schools, and transportation links, this property offers the perfect blend of indoor comfort and outdoor tranquillity, making it a desirable choice for those seeking a welcoming and charming home in a popular residential location.

Council Tax band: B

EPC Energy Efficiency Rating: D

Tenure: Freehold



Entrance Hall

13' 7" x 6' 0" (4.13m x 1.84m)

Lounge/Diner

23' 11" x 10' 9" (7.28m x 3.27m)

Kitchen

8' 10" x 7' 10" (2.69m x 2.40m)

Landing

8' 11" x 7' 11" (2.73m x 2.41m)

Bathroom

5' 5" x 7' 10" (1.64m x 2.39m)

Bedroom One

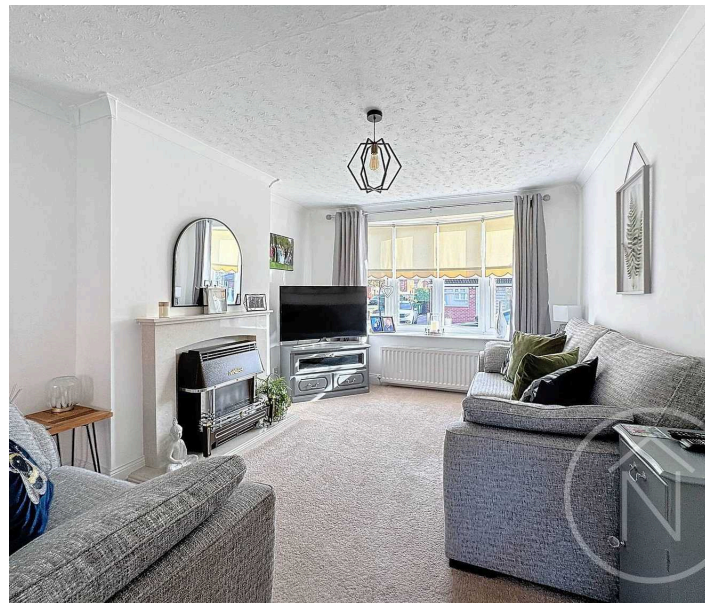
12' 2" x 10' 10" (3.72m x 3.31m)

Bedroom Two

11' 5" x 9' 1" (3.49m x 2.76m)

Bedroom Three

9' 0" x 7' 0" (2.74m x 2.13m)





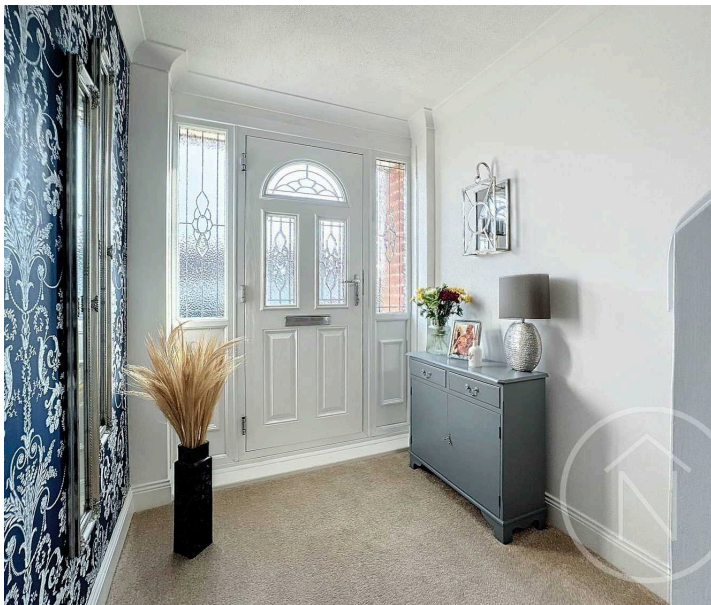
GARDEN

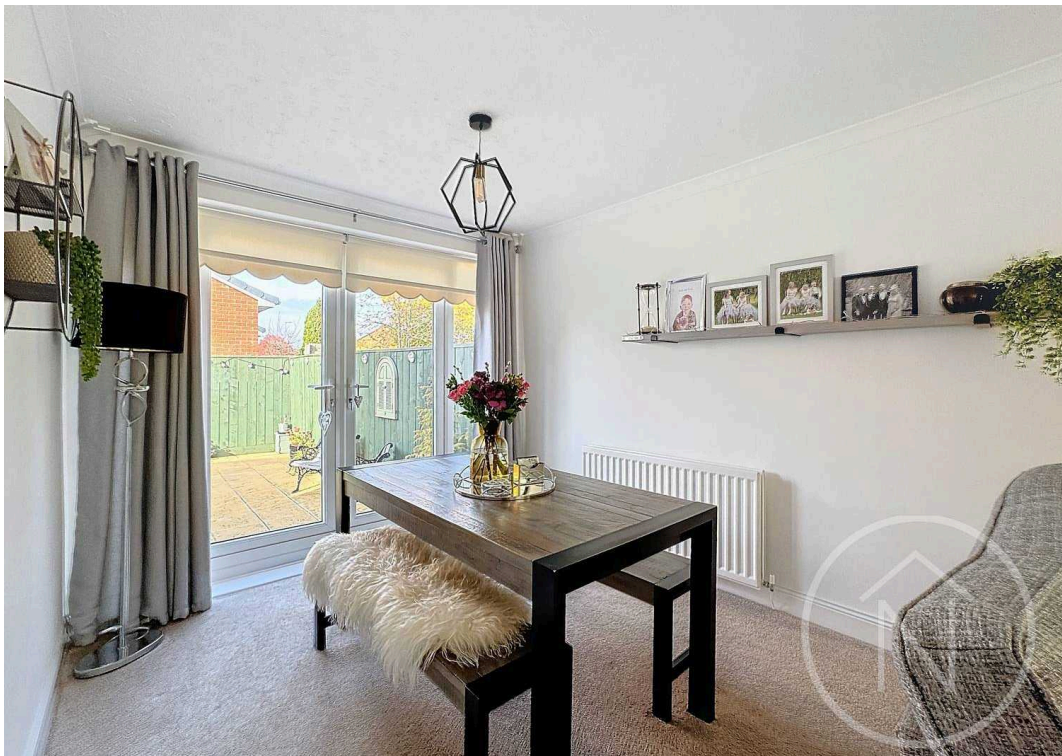
GARAGE

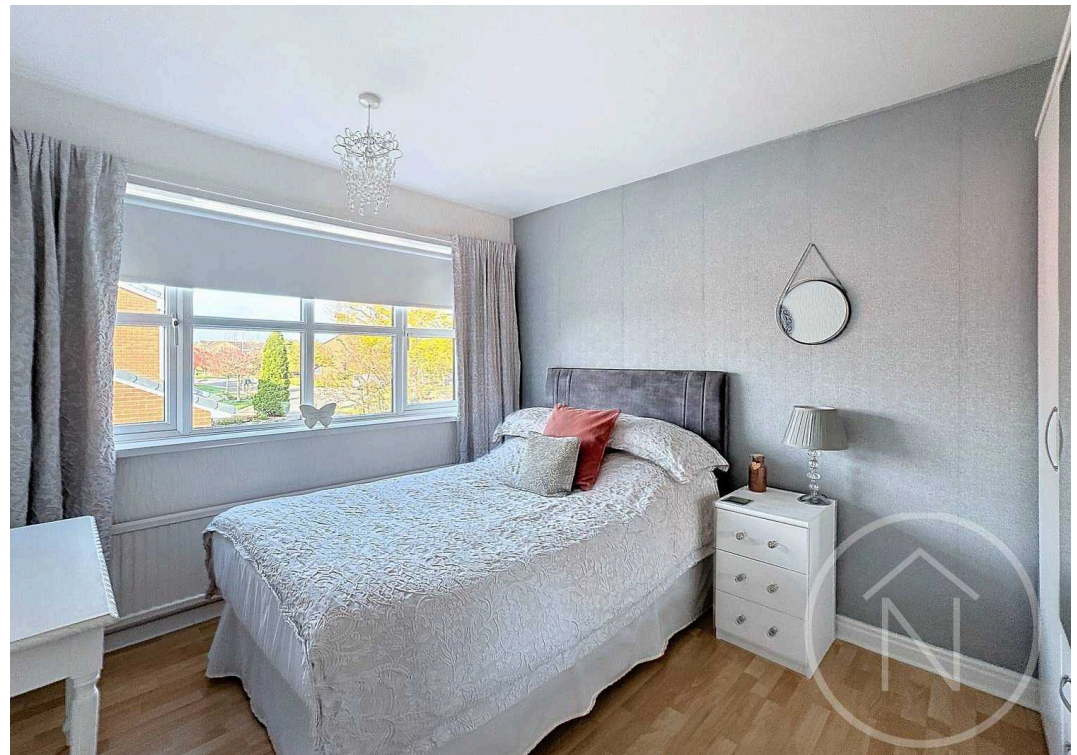
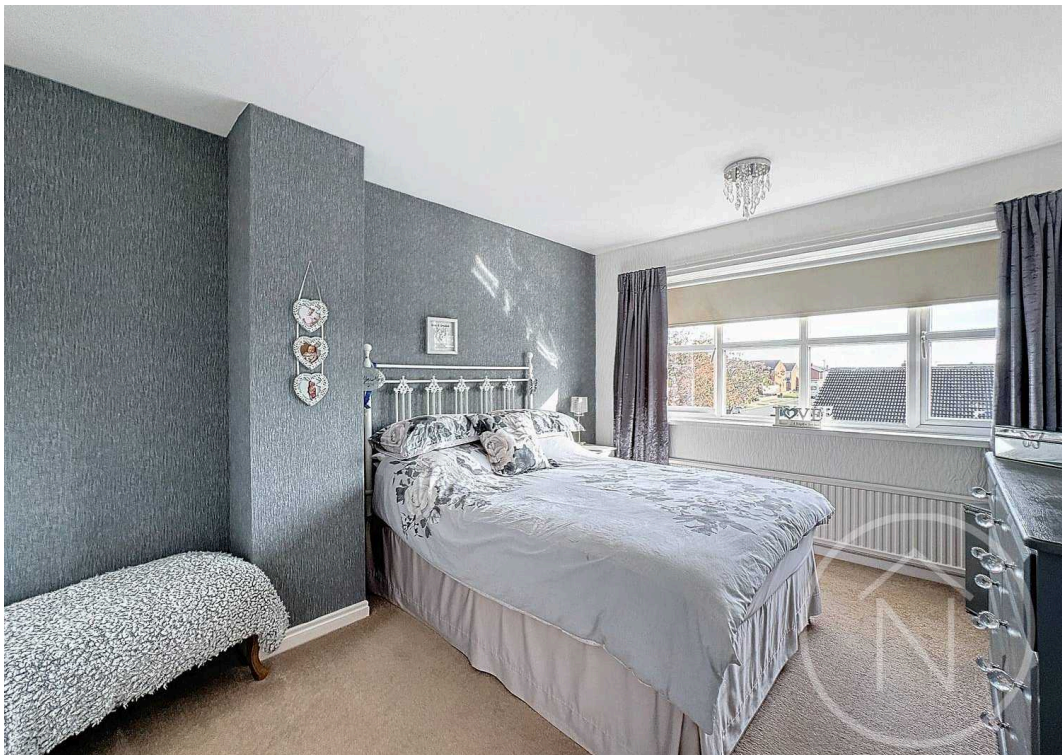
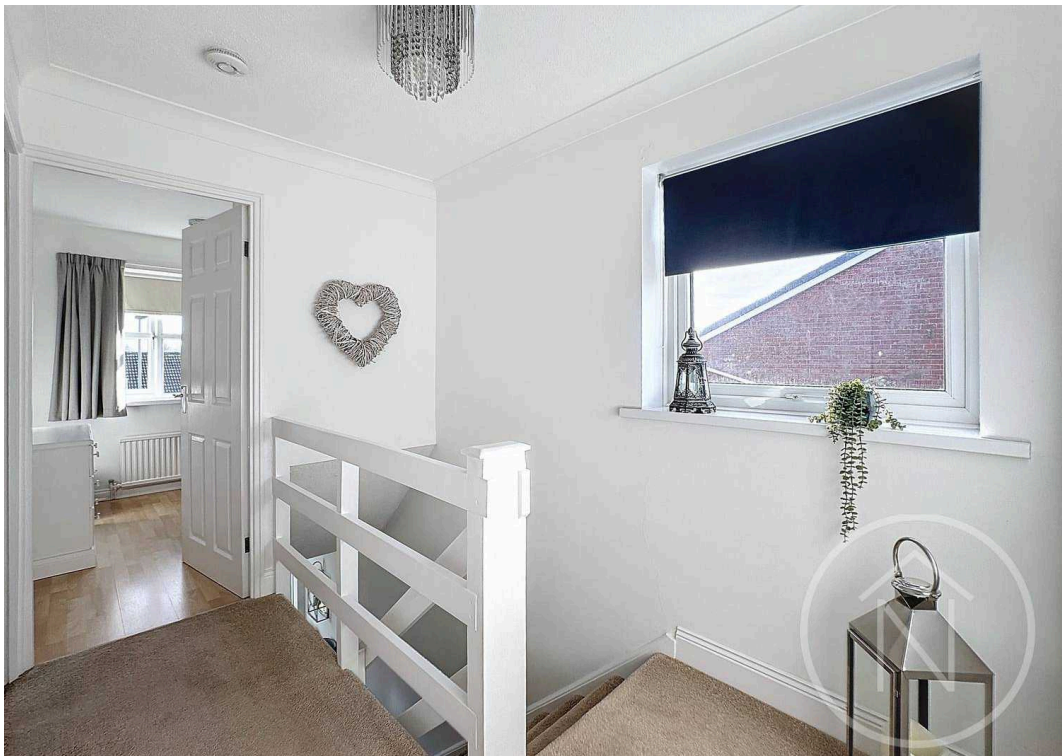
Single Garage

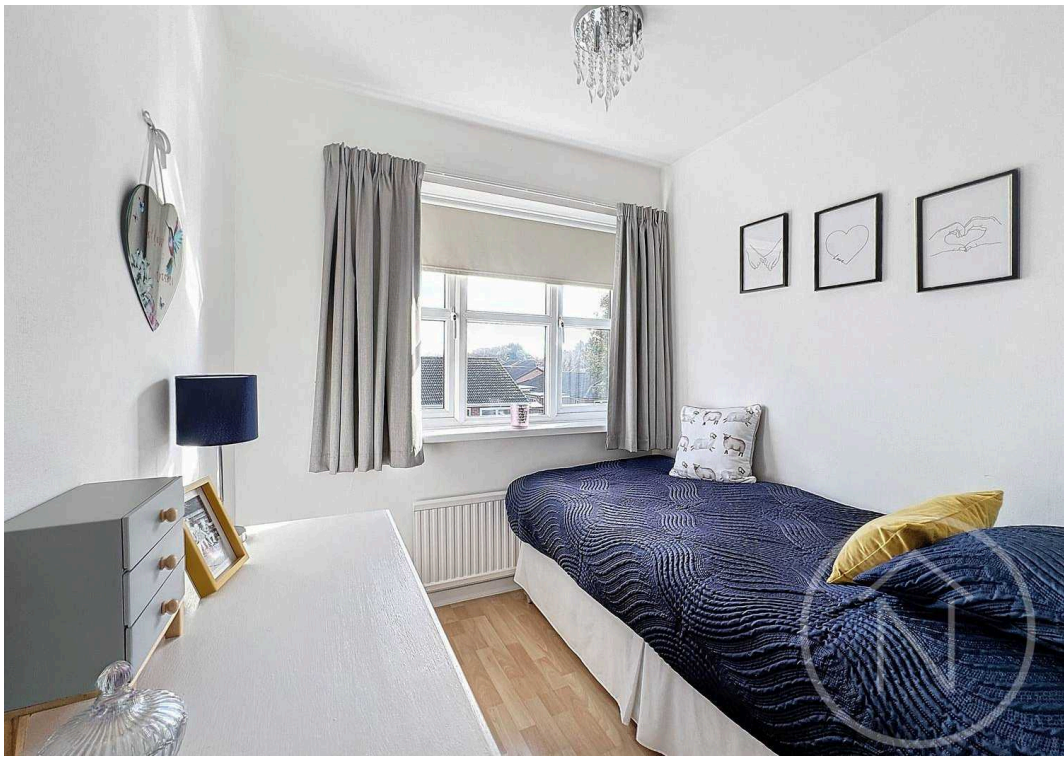
DRIVEWAY

1 Parking Space



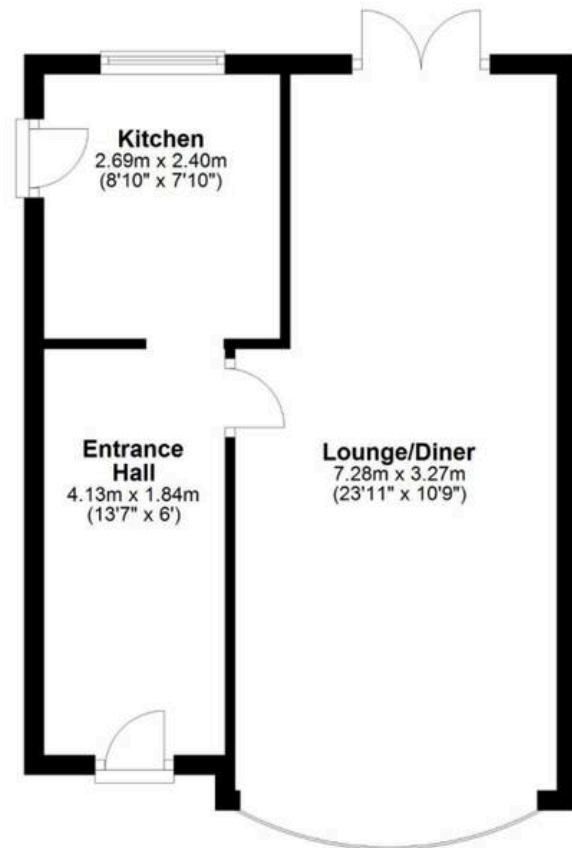






Ground Floor

Approx. 37.6 sq. metres (405.1 sq. feet)

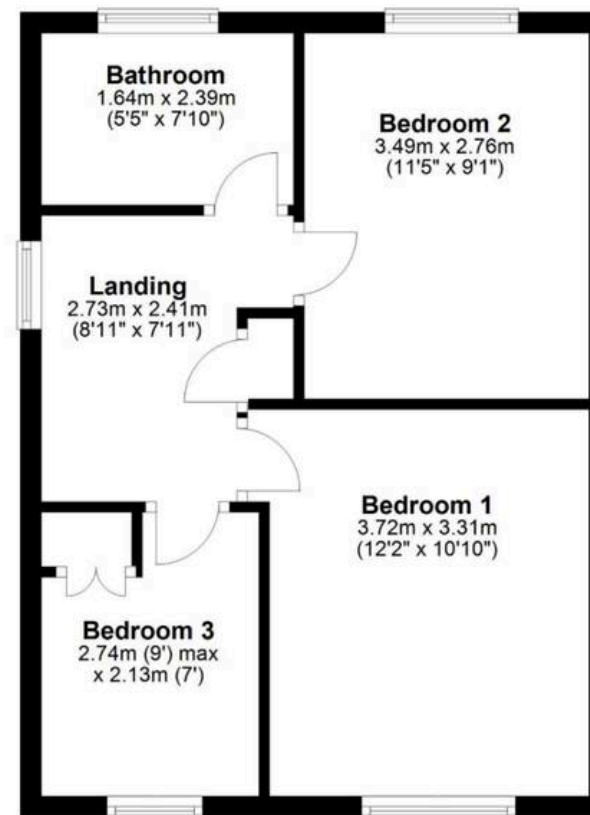


Total area: approx. 76.0 sq. metres (818.3 sq. feet)

floor plan(s) by Northgate® for illustration purpose only all measurements are approximate.
Plan produced using PlanUp.

First Floor

Approx. 38.4 sq. metres (413.2 sq. feet)





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While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf. It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.