



**18 Coopers Lane, Lutterworth, LE17 5LH**

**£2,100**

**AVAILABLE NOW - THIS PROPERTY IS OUTSTANDING -** Having been extensively extended and refurbished, this property has SUPERBLY APPOINTED and flexible accommodation throughout. An internal inspection is required to fully appreciate the the quality of the specification. In brief, the accommodation comprises: Entrance Hallway, Sitting room, Study / playroom, FABULOUS LIVING / DINING KITCHEN, Utility, Ground floor w/c. First Floor: Four DOUBLE bedrooms, EN SUITE and a Family bathroom. Outside: Enclosed rear garden and a GENEROUS DRIVEWAY.



### Additional Image



### Living Kitchen



### Entrance Hallway



With doors off to all first floor accommodation, underfloor heating continues throughout the entire the ground floor.

### Additional Image



This fabulous room is a particular feature of this property with windows to the side aspect and large Bi-Folding doors to the rear. The kitchen area is fitted with a quality range of eye level and base level storage units with stone worksurfaces over, there is a fitted induction hob with an in-built extractor, and an integral dishwasher, larder fridge and freezer and two electric ovens.

### Additional Image



### Additional Image



**Additional Image**



**Living Room**



With a window to the front aspect.

**Additional Image**



**Study / Playroom**



With a window to the front aspect.

**Utility**



With a window to the side and a door giving outside access, fitted with a matching base level unit and worksurface over with space / plumbing for a washing machine and tumble dryer. Double storage cupboard.

**Ground Floor Wc**



Fitted with a low level wall hung w/c and an inset wash basin with storage under.

### First Floor Landing



With doors off to all first floor accommodation.

### Bedroom Two



With a window to the front aspect, storage cupboard, radiator.

### Bedroom One



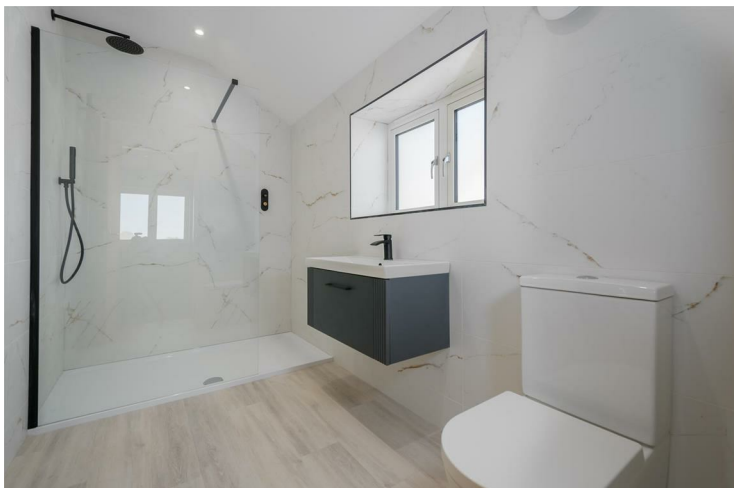
With a window to the front aspect, door to the en suite, radiator.

### Bedroom Three



With a window to the rear aspect, radiator.

### En Suite



With a window to the side aspect, fitted with a low level w/c, inset wash basin with storage under and an oversized shower enclosure with a rainfall shower head. Heated towel rail / radiator.

### Bedroom Four



With a window to the rear aspect, radiator.

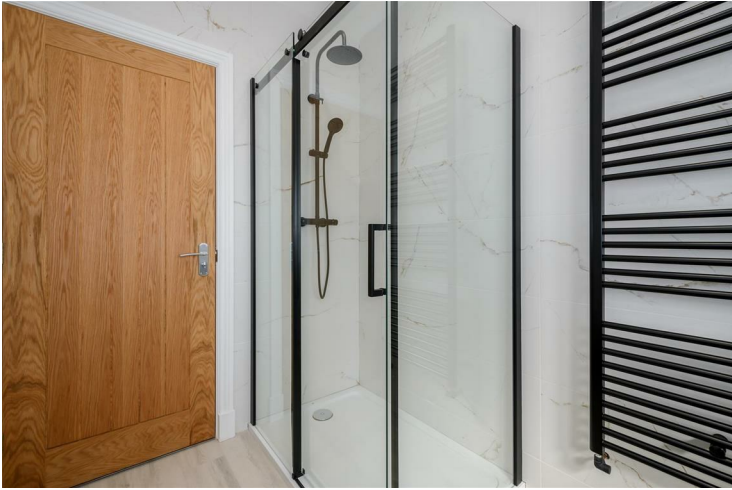


## Family Bathroom



With a window to the side aspect, fitted with a low level w/c, inset wash basin with storage under, a freestanding bath and a shower enclosure with a rainfall showerhead. Heated towel rail / radiator.

### Additional Image



## Front Elevation Field Views



## Outside



The enclosed rear garden is laid largely to lawn with a paved patio area. Gated side access leads to the front of the property where there is a generously sized tarmac driveway.

### Additional Image



### Additional Image



## Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

## **Mortgages**

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

## **Thinking of Selling?**

IF YOU ARE THINKING OF SELLING YOUR PROPERTY LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

- \* THE local agent
  - \* FREE market appraisal
  - \* REALISTIC valuations based on local market knowledge
  - \* EXTENSIVE advertising for maximum exposure
  - \* COMPETITIVE fees
  - \* REGULAR client feedback
  - \* MORTGAGE advice available
  - \* NO sale no fee
  - \* ACCOMPANIED viewing's where necessary
  - \* INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own [www.carltonestates.co.uk](http://www.carltonestates.co.uk)
- CALL US NOW ON 0116 284 9636

## **Notes For Purchasers**

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

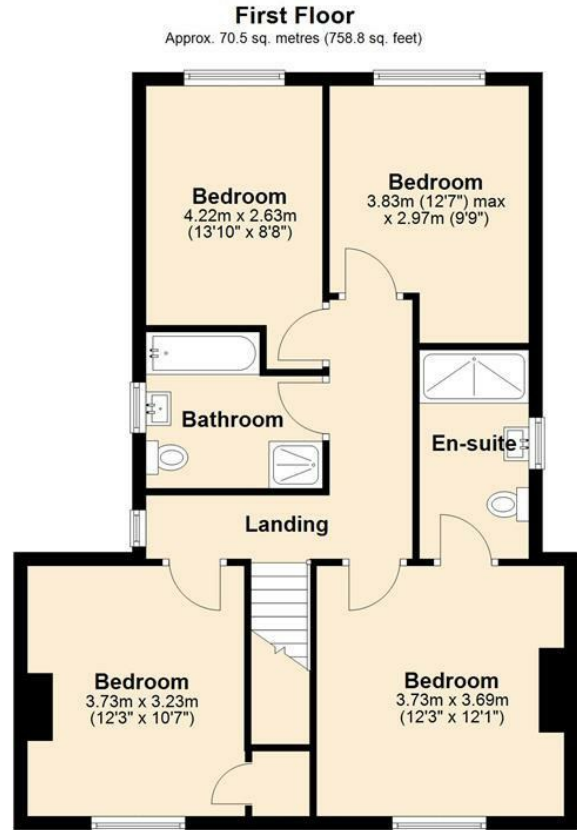
- (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

## **Opening Hours**

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm

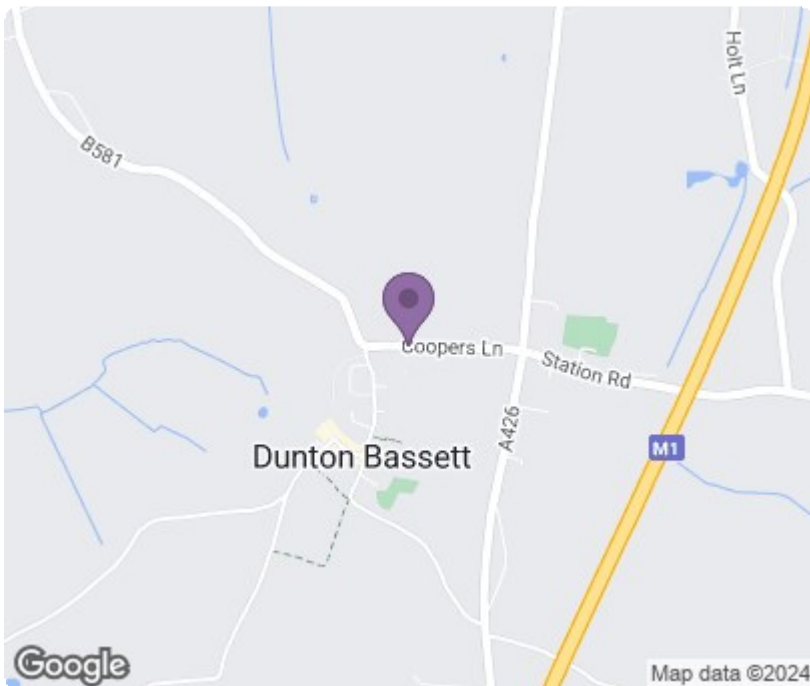






Total area: approx. 143.6 sq. metres (1546.2 sq. feet)

This Floor Plan and the Measurements are a guide Only.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |
|   |  | 74                      | 85        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |