



Scan me to get a **detailed property report & valuation** on your house!



complete
ESTATE AGENTS

Orange Hill, Lutterworth
Offers Over £349,000

complete
ESTATE AGENTS

Orange Hill, Lutterworth, Lutterworth

Nestled in the charming area of Orange Hill, Lutterworth, this delightful detached bungalow offers a perfect blend of comfort and modern living. Built in the 1960s, the property has been thoughtfully designed to provide a warm and inviting atmosphere, making it an ideal home for families or those seeking a peaceful retreat.

The bungalow features a spacious reception room that serves as a welcoming space for relaxation and entertainment. With three well-proportioned bedrooms, there is ample room for family members or guests. The bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this property is the kitchen diner, which boasts a stunning skylight that floods the space with natural light, creating a bright and airy environment. The bi-fold doors seamlessly connect the indoor space to the garden, perfect for enjoying al fresco dining or simply soaking up the sun in the warmer months.

For those with multiple vehicles, the property offers generous parking for up to four cars, a rare find in many homes. Additionally, the wood burner adds a touch of charm and warmth, making it an inviting spot during the cooler months.

This bungalow is not just a house; it is a home filled with potential and character. With its prime location in Lutterworth, you will enjoy the benefits of a peaceful neighbourhood while still being close to local amenities and transport links. This property is a wonderful opportunity for anyone looking to settle in a tranquil yet accessible area.

Porch

Having a double glazed door which gives access to the front entrance door and hall.

Entrance Hall

This spacious entrance hall has a double glazed door, a radiator, loft hatch and a storage cupboard.

Lounge/Diner

A spacious lounge and diner featuring a skylight and wood burner, two radiators, and bi-fold doors that open fully to the garden.



Kitchen

Newly fitted kitchen within the last two years with a range of solid cabinets with quartz work surfaces, a Belfast sink, centre island including an induction hob with downdraft extractor. Integrated appliances, to include include, washing machine, dishwasher, Bosch eyelevel microwave and oven.. Work has been carried out to an extremely high standard.

Bedroom One 12'7" x 12'4" (3.84 x 3.76)

A double bedroom with a window to the front aspect.

Bedroom Two 12'9" x 10'4" (3.89 x 3.15)

A double bedroom with a window to the front aspect.

Bedroom Three 9'4" x 8'0" (2.87 x 2.44)

A single bedroom with a window to the side aspect.

Shower Room 8'9" x 6'3" (2.69 x 1.93)

Fitted with a low flush WC, hand wash basin set onto a vanity cupboard, shower cubicle with ceramic wall and floor tiles. There is an obscure glazed window and a radiator.

Garage

A single garage with an electric roller door.

Garden and Parking

There is a drive and a single garage. The rear garden is paved for easy maintenance and has a greenhouse, woodstore, and outside sockets.

Loft

Fully boarded out





Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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

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

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU
T: 01788 550 800
sales@complete247.co.uk
www.complete247.co.uk

complete
ESTATE AGENTS