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13 Carlson Gardens

, Lutterworth, LE17 4DP

Guide price £240,000





# 13 Carlson Gardens



#### Description

Nestled in the charming area of Carlson Gardens, Lutterworth, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The bungalow features a well-appointed bathroom, ensuring all your daily needs are met with ease. Accessibility is a key highlight, as the property is designed to accommodate those with disabilities, making it a practical choice for everyone.

Parking is a breeze with space for two vehicles, allowing for hassle-free access. The location is particularly advantageous, being in close proximity to the M1, A5, and M6 motorways, which makes commuting and travel straightforward. Additionally, a short stroll will take you to the town centre, where you can enjoy local shops,

One of the standout features of this property is its position in front of a lovely green area, complete with a walkway. This not only enhances the aesthetic appeal but also provides a serene environment for leisurely walks or enjoying the outdoors.

In summary, this bungalow in Carlson Gardens is a wonderful opportunity for those seeking a comfortable home in a convenient location. With its thoughtful design and proximity to essential transport links and local amenities, it is sure to attract interest from a variety of buyers.

- Disable AccessGreen Way to Front of House
- EPC Grade D Council Tax Band C
- Detached 2 Bed Room to Extend Property

Quick Access

to Town Center Amenities

- South Facing Garden
- Easily Access M1, A5 & M6 Motorways

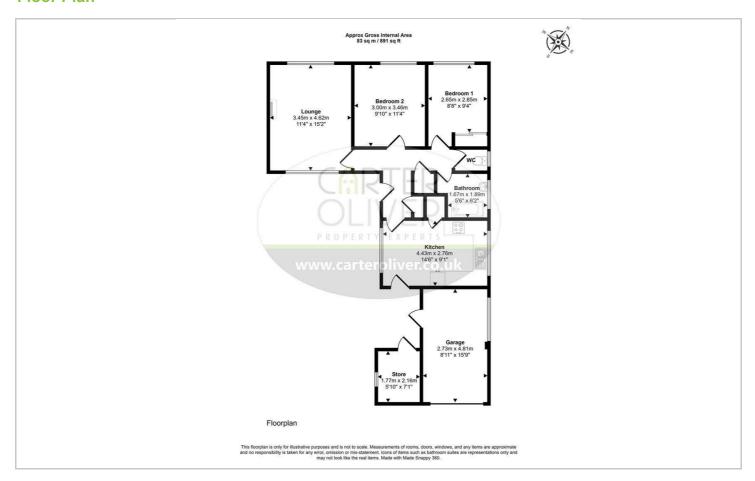


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### Floor Plan



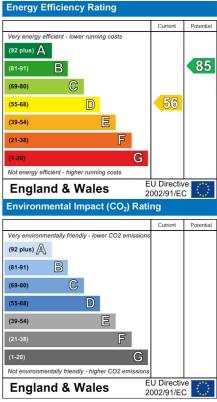
# **Area Map**



## Viewing

Please contact our LUTTERWORTH Office on 01455 248033 if you wish to arrange a viewing appointment for this property or require further information.

## **Energy Efficiency Graph**



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