



23 Ferrers Road

Lutterworth, LE17 4QR

Guide price £300,000

2 RECEPTIONS, REFURBISHED KITCHEN



Description

Ferrers Road in Lutterworth, a delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning 763 square feet, the property features 2 reception rooms, three well-proportioned bedrooms, and a modern shower room, making it an ideal home for families or those seeking extra space.

The property has undergone extensive renovations including full re-plumbing, a brand new boiler, new carpets, fresh tiling, and upgraded internal doors ensuring a move-in-ready experience.

A detached garage that you can get a car in.

The post-war construction of the house provides a sturdy and reliable structure, while the generous parking space for up to four vehicles ensures that you will never be short of room for family and guests. The location is particularly advantageous, as it is within walking distance to nursery, primary, and secondary schools, making the morning school run a breeze.

The area boasts a variety of local amenities, including a pub, grocery stores, churches, and independent shops, all just a stone's throw away. For those who enjoy the outdoors, the surrounding neighbourhood offers pleasant walks and community parks.

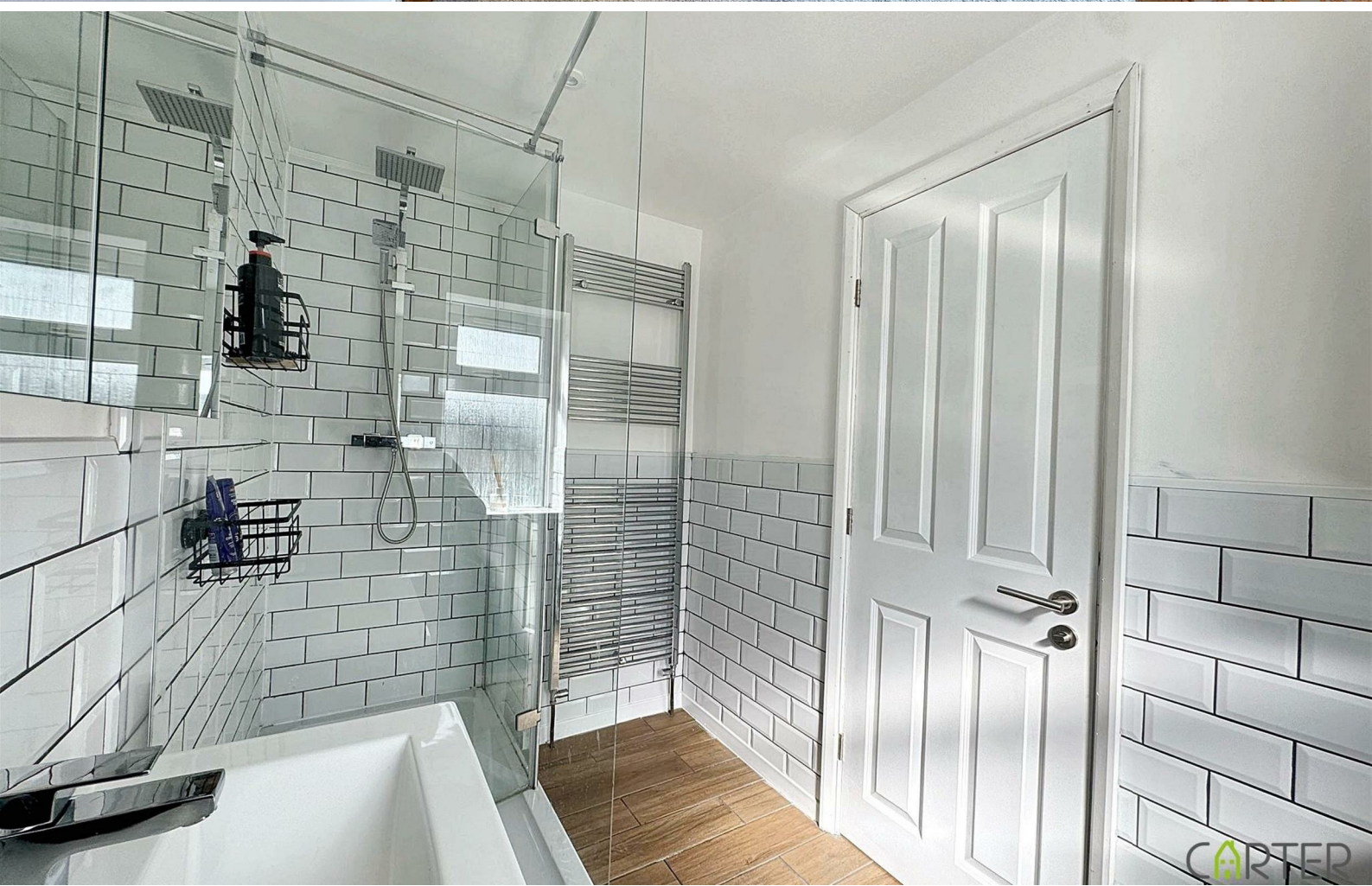
Commuters will appreciate the excellent transport links, with the M1, A5, and Magna Park just a five-minute drive away. Furthermore, Rugby Railway Station is a mere ten minutes from your doorstep, providing easy access to major cities and beyond via the M6, M69, and A14.

This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a well-connected area. Whether you are a first-time buyer or looking to settle down in a family-friendly community, this home on Ferrers Road is certainly worth considering.

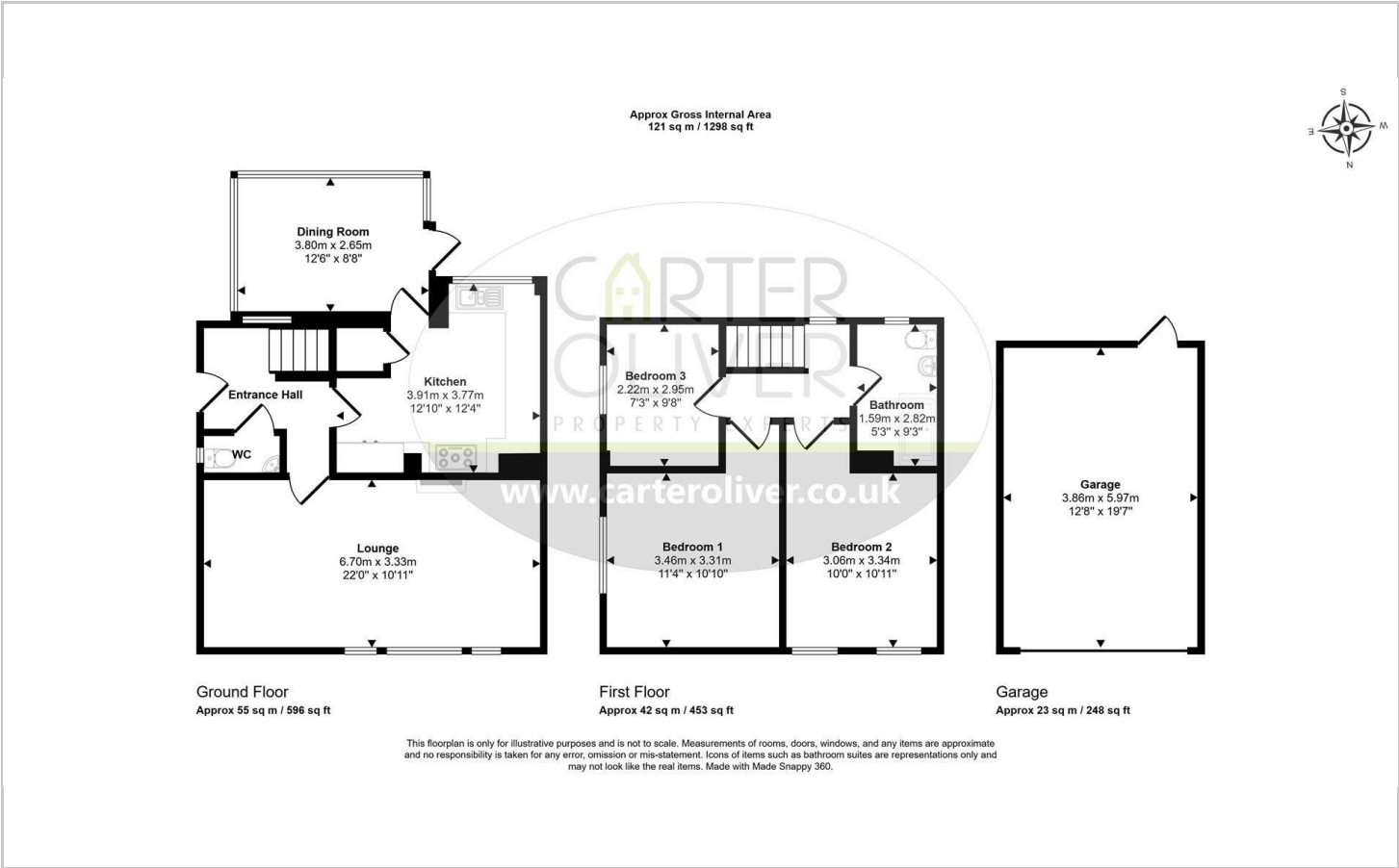
- SEMI DETACHED - EXTENSIVE REFURBISHMENT
- LARGE DETACHED SINGLE GARAGE
- NEW INTERNAL DOORS - REFURBISHED SHOWER ROOM
- SOUTH FACING REAR GARDEN
- COUNCIL TAX BAND-B
- FULLY RE-PLUMBED - NEW BOILER
- THREE GOOD BEDROOMS - NEW CARPETS
- REFURBISHED KITCHEN - 2 RECEPTION ROOMS
- POTENTIAL TO EXTEND SUBJECT TO PLANNING
- EPC-D / FREEHOLD



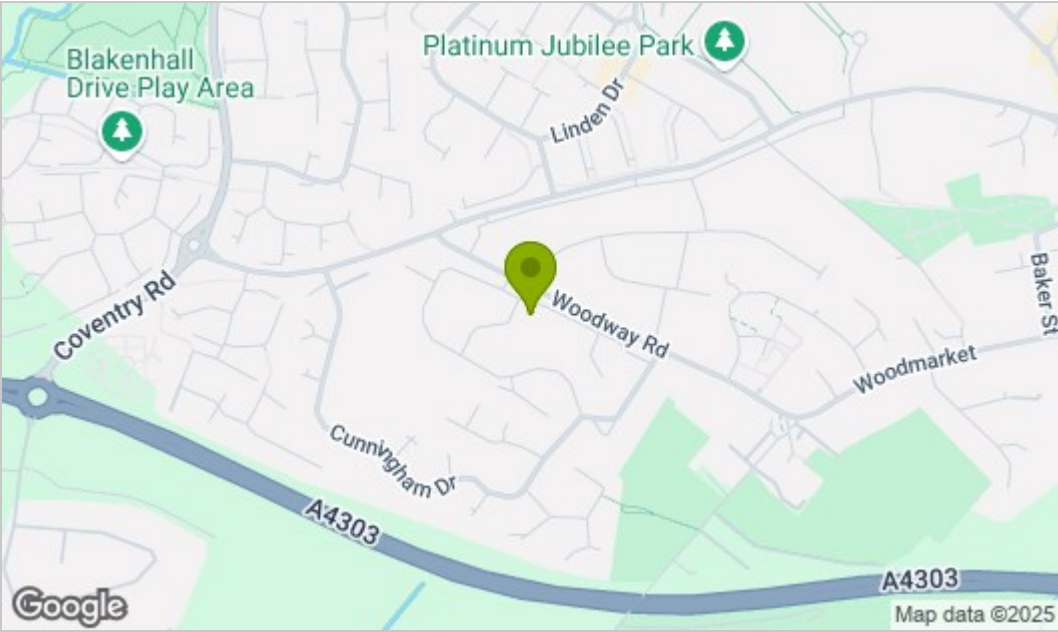
2 LARGE DOUBLES AND A SINGLE BEDROOM - REFURBISHED SHOWER ROOM -
LARGE DETACHED GARGE (THAT YOU CAN GET A CAR IN)



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

