



19 Azalea Close

Lutterworth, LE17 4FR

**Guide price £325,000**



# SOUTH FACING REAR GARDEN



## Description

Featuring three well-proportioned bedrooms and two bathrooms, making it an ideal home. The inviting reception room provides a warm welcome, perfect for both relaxation and entertaining.

Built in 1999, this home has the potential for a spacious open-plan kitchen at the rear of the house, allowing for a seamless flow between cooking and dining, ideal for family gatherings or hosting friends.

A large conservatory to the rear gives an extra Reception Room over looking the lovely garden with patio which is idea for entertaining family and friends.

Lutterworth is a thriving market town, with excellent amenities, including shops, schools, and recreational facilities. Convenient access to the Midlands Motorway Network, with Rugby train station just 15-mins drive away, and direct access to London Euston in approx 50 mins.

A private drive, for you and your guests for easy parking. Don't miss the chance to make this delightful property your own in a vibrant market town.

- 3 BEDROOM DETACHED
- LARGE CONSERVATORY TO REAR
- FAMILY BATHROOM WITH SHOWER OVER BATH
- KITCHEN TO REAR (POTENTIAL TO EXTEND INTO BACK OF LOUNGE)
- COUNCIL TAX BAND - D / EPC - C
- THROUGH LOUNGE
- PRINCIPAL BEDROOM WITH ENSUITE & DRESSING AREA
- SOUTH FACING REAR GARDEN WITH PATIO AREA
- INTEGRAL GARAGE WITH PRIVATE DRIVEWAY FOR 2 CARS
- FREEHOLD / NO ESTATE CHARGES



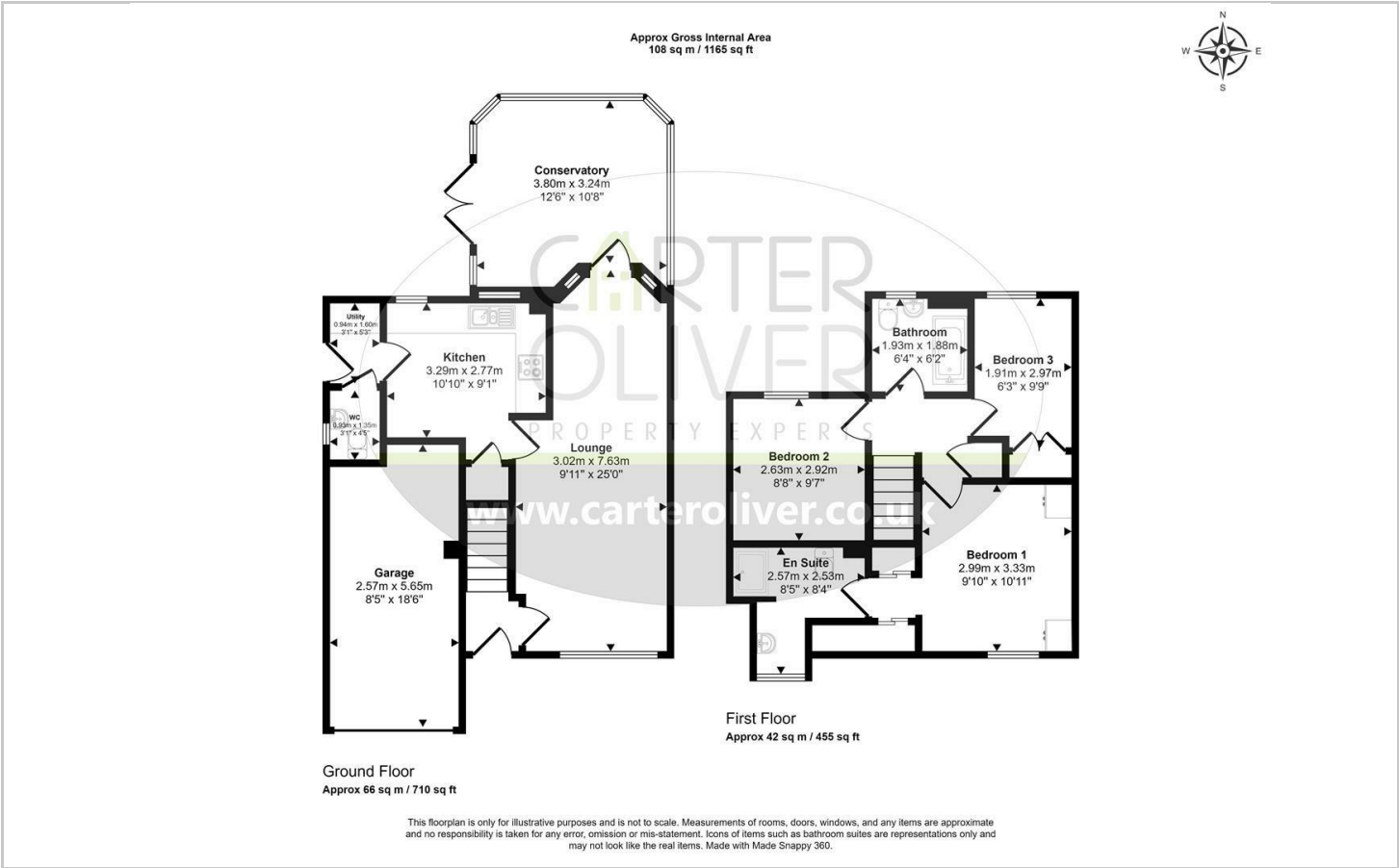


## PRINCIPAL BEDROOM WITH ENSUITE AND DRESSING AREA

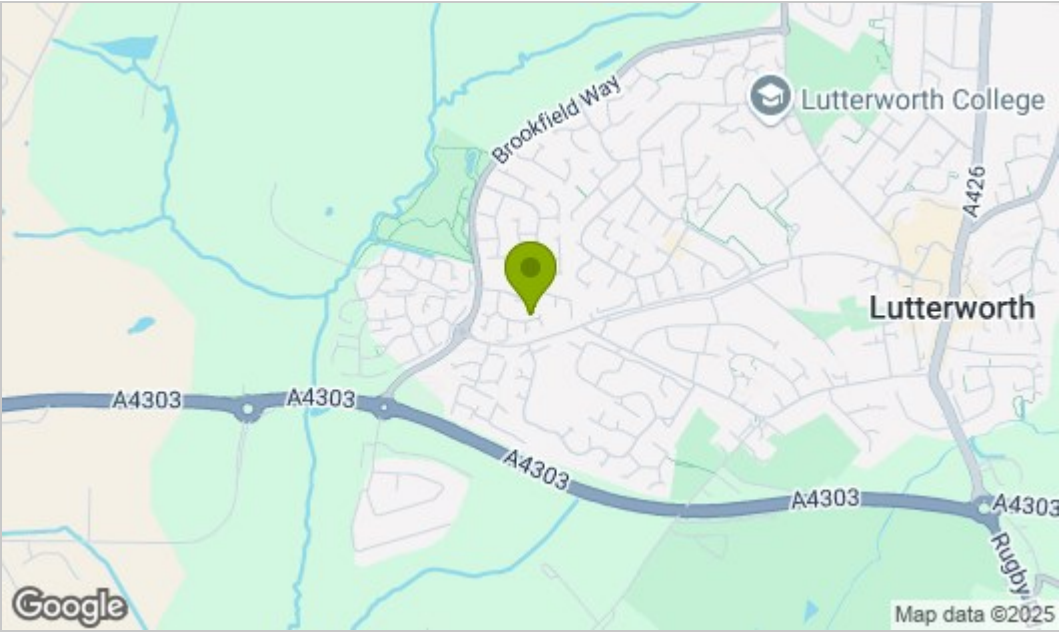




Floor Plan



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.

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Energy Efficiency Graph

