



39 Fairway Meadows, Lutterworth, LE17 5FJ
Offers Over £269,950



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*** SEE PLOT PLAN FOR POTENTIAL PARKING/GARAGE DEVELOPMENT ***

RH Homes and Property are excited to offer this well presented corner plot modern three bedroom end townhouse situated in the popular village location of Ullesthorpe with good access to local amenities and commuter routes of the A5, M69 & M1/M6, whilst also being right next to the golf club, countryside beauty spots and walkways. The home comprises an Entrance Hall, Downstairs WC, Open Plan Dining Kitchen/Lounge, Landing, Three Bedrooms, Ensuite Bathroom to the Master Bedroom, and Family Bathroom. A highlight of this property is the parking available for multiple vehicles to the frontage, and the side, whilst also having the potential for further parking or a garage on the extra land to the front. The property also benefits from gas fired central heating and UPVC double glazing throughout and front and rear gardens. VIEWING RECOMMENDED TO SEE FOR YOURSELF!!

Council Tax - C

Entrance Hall

Having Amtico flooring, radiator, and composite door to the front elevation.

Downstairs WC

2'9 x 5'7 (0.84m x 1.70m)

Open Plan Dining Kitchen/Lounge

16'4 x 25'9 overall (4.98m x 7.85m overall)

DINING KITCHEN - With a good range of wall and base level units with working surfaces over and splash backs, breakfast bar, inset stainless steel sink and drainer, plumbing for washing machine and dishwasher, four ring induction hob with hood over and oven under, radiator, continuation Amtico flooring, and UPVC double glazed window to the front elevation.

LOUNGE - Having continuation Amtico flooring, understairs store access, radiator, and UPVC double glazed windows and French door to the rear patio and garden.

Landing

With loft hatch access.

Bedroom One

12'9 x 12'2 overall (3.89m x 3.71m overall)

Having fitted wardrobes, radiator, and UPVC double glazed window to the front elevation.





Ensuite

5'3 x 4'2 (1.60m x 1.27m)

Having a three piece white suite comprising low flush WC, wash hand basin, and double tray thermostatic shower in sliding glass cubicle, part tiled surround and tiled flooring, heated chrome towel rail, extractor, shaver socket, and UPVC double glazed window to the front elevation.

Bedroom Two

9'6 x 9'3 (2.90m x 2.82m)

Having decorative wood wall panelling and shelving, radiator, and UPVC double glazed window to the rear aspect.



Bedroom Three

6'7 x 9'3 (2.01m x 2.82m)

With radiator and UPVC double glazed window to the rear elevation.

Family Bathroom

6'3 x 6'10 (1.91m x 2.08m)

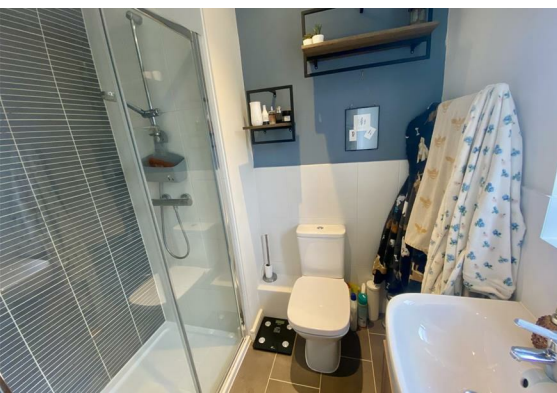
Having a three piece white suite of low flush WC, wash hand basin, and bath with thermostatic shower over and screen, tiled flooring and part tiled surround, heated chrome towel rail, extractor, and shaver socket.



Outside

To the front is a corner plot tarmacadam driveway with off road parking for multiple vehicles to the front and side of the property along with a further extra (currently) grassed area with potential for extra parking or garage.

The rear of the property has a slabbed patio and mainly lawned garden with surrounding raised flower beds and a timber side gate entry.





39, Fairway Meadows, Ullesthorpe, LE17 5FJ

Total Area: 79.1 m² ... 852 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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Leaving Hinckley and Burbage southbound along the A5, proceed through Smockington Hollow and take a left turn onto Woodway Lane following signs for 'The Claybrookes and Ullesthorpe', continue along and turn right onto Main Street at the end of the road. Travel through Claybrooke Parva and take the left turn onto Frolesworth Road before the first right turn onto Mill Road, Follow the bend around and take the left turn onto Fairway Meadows. Follow the bend around to the left and the home is located on the

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		96
(81-81) B	84	
(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	

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