

## Room Sizes

### Entrance Hallway

### Living Room

17'6 x 13'7

### Dining Kitchen

17'6 x 10'2

### First Floor Landing

### Bedroom One

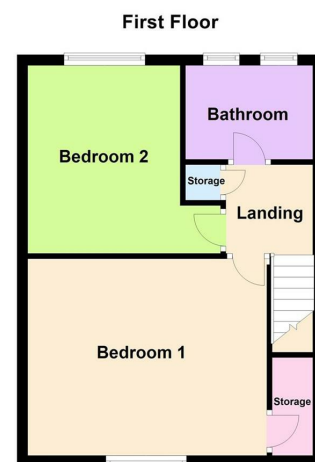
14'11 x 12'1

### Bedroom Two

11'11 x 11'10

### Bathroom

8'2 x 6'2



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

**VIEWING** Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

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Call us on 0116 2772277 for free advice.

**OFFER PROCEDURE** If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

**MONEY LAUNDERING** Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Orchard Road, Lutterworth LE17 4DA

£190,000



# The Story Begins

- End Terrace Home
- Conveniently Located For Ameneties
- Walking Distance To Local Schools
- Entrance Hallway & Living Room
- Dining Kitchen
- Two Double Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Council Tax Band B
- Energy Rating C & Freehold

# Location Is Everything

Lutterworth is an old market town and civil parish in the Harborough district of Leicestershire. Surrounded by attractive open countryside there is a plethora of amenities including but not limited to supermarkets, shops, coffee shops, public houses and restaurants, village hall and a doctors surgery. The town has two popular primary schools as well as two highly regarded secondary schools. There are great commuter links to the M1 & M69 with the nearest railway station in Rugby. Lutterworth has everything you could need for modern day to day living.



# Inside Story

Welcome to Orchard Road, Lutterworth - a great property with ample potential. This delightful house, built in approximately 1965, offers a convenient location close to schools and amenities, making it an ideal choice for families. Don't miss out on the chance to turn this house into a cosy and welcoming home - it could be the perfect start to your property journey!

Entering into the hallway you will be greeted with a staircase leading to the first floor and access into the living room. The dining kitchen stretches across the rear of the home and is fitted with a range of wall and base units with work surface, sink drainer, oven and space for appliances. There is plenty of room to dine making it ideal for entertaining family and friends. Travelling up to the first floor there are two bedrooms, both of which are great doubles and the main bedroom providing the opportunity to be split into two rooms should you require. Over in the bathroom is a white suite comprising of pedestal wash hand basin, low level WC, bath with over head shower and neutral tiling. Externally to rear is an enclosed garden with a side access gate. There is a fenced perimeter, patio area to enjoy outdoor dining and lawn.

