

Room Sizes

Living Room

14'11 x 12

Kitchen/Dining Room

14'11 x 7'06

Conservatory

7'08 x 9'05

Bedroom One

12 x 8

Bedroom Two

10'08 x 8'08

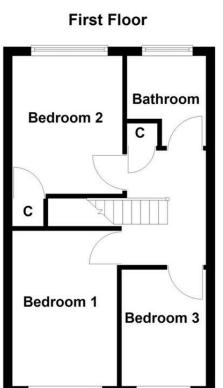
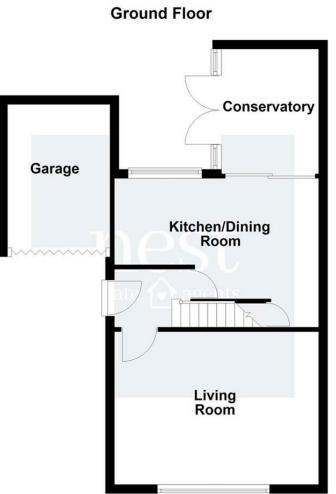
Bedroom Three

6 x 9'01

Bathroom

5'10 x 5'07

Garage



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

FREE PROPERTY VALUATION Looking to sell? Need a valuation?

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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.



Goscote Drive, Lutterworth LE17 4ES

£279,950

The Story Begins

- Link-Detached Home
- Entrance Hallway
- Spacious Living Room
- Kitchen/Dining Room
- Understairs Storage
- Bright Conservatory
- Three Bedrooms
- Bathroom
- Enclosed Garden & Off Road Parking
- Freehold EPC - tbc Council Tax Band - C

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

This delightful link-detached family home has been lovingly cared for and is now ready for a new family to take it into its next chapter. Situated in the highly sought-after area of Lutterworth, the property is close to the town centre, local amenities, and Lutterworth College, making it an ideal family home. Offered for sale without an upward chain.

Upon entering, the hallway leads to a staircase to the first floor and provides access to a generous living room to the front of the property. The living room is bright, airy, and well-proportioned, creating a comfortable space for relaxing or entertaining. To the rear, the dining kitchen is fitted with clean and tidy wall and base units, a breakfast bar, sink with drainer, cooker, and space for appliances. There is ample room for dining, and sliding patio doors open into the conservatory, which overlooks the rear garden and features French doors, allowing natural light to flood the space and providing easy access to the outdoor area.

Upstairs, the property offers three bedrooms, including two double rooms and one single bedroom. The main bedroom benefits from fitted wardrobes, providing practical storage solutions. The family bathroom comprises a white suite including a pedestal wash hand basin, low-level WC, and a bath with overhead shower, all complemented by tiling.

Externally, the front of the property includes a garden and a driveway leading to a detached garage with an up-and-over door. The rear garden is attractive, well-maintained, and offers a patio area, lawn, garden shed, and a pond, making it a delightful space for children, pets, or outdoor entertaining.

This charming family home combines a practical layout with a prime location in Lutterworth, making it an ideal purchase for families seeking both comfort and convenience. Early viewing is highly recommended to fully appreciate.

