



Jasmine Close, Lutterworth, LE17 4FE

**ANDREW
GRANGER & CO**

Part of

**SHELDON
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Property Description

Ideal First Time Buy/Investment Opportunity
A well maintained three-bedroom semi-detached home offering modern living in a quiet residential area with three bedrooms, two bathrooms and a garage. The property boasts excellent access to quality local schools and shopping facilities,

The accommodation comprises of an entrance hallway with a connecting door that accesses the living room which has a fireplace with a fitted electric fire raised hearth and surround, The well appointed dining kitchen which is divided by an archway, the kitchen area is fitted with a range of base and wall units, integrated electric oven, gas hob with hood over, plumbing for appliance, and a wall mounted boiler, the dining area provides direct access to the rear garden.

To the first floor there are two double bedrooms and single room, the principle bedroom has an ensuite facility which is fitted with a modern suite. The family bathroom is a modern suite comprises of a panelled bath, w/c and a wash basin.

The property benefits from off-street parking for two vehicles and a private rear garden, ideal for outdoor dining, being enclosed by timber fencing and offering a good degree of privacy.
NO UPWARD CHAIN!





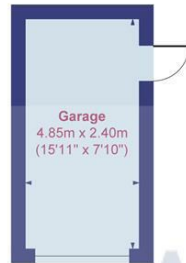
Key Features

- Modern Three Bedroom Semi-Detached Property
- Entrance Hallway
- Living Room With Fireplace
- Dining Kitchen With Built In Appliances
- Thrtree Bedroomsd (En-Suite) to Bedroom 1
- Family Bathroom
- Car Standing, Garage
- Private Rear Garden
- No Upward Chain

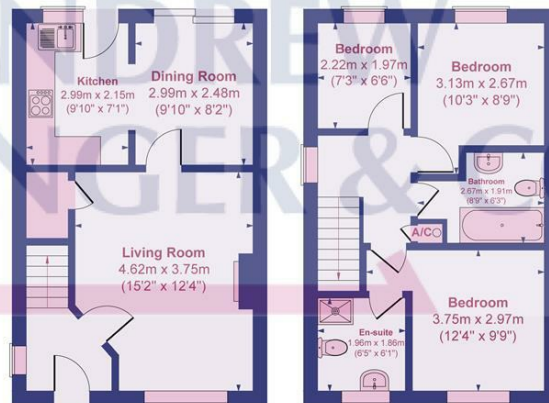
Price Guide
£250,000



Approximate Gross Internal Area
74.0 sq. m. (796 sq. ft.)
Garage At 11.6 sq. m. (125 sq. ft.)
Total 85.6 sq. m. (921 sq. ft.)



Garage



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority
Harborough District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



**To view this property please contact our Market Harborough (Sales) office
on 01858 431315**

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