

for sale

offers in the region of **£150,000**



## The Hawthorns Lutterworth LE17 4UL

This ground floor flat benefits from two bedrooms, shower room, lounge & kitchen. Situated on this over-55s development, the residents enjoy independent living but also have the use of the communal facilities and for that extra piece of mind, an on-site warden.



# The Hawthorns Lutterworth LE17 4UL

## Lounge

13' 9" x 13' 2" ( 4.19m x 4.01m )

With a window to the side of the property, double glazed patio doors to the rear of the property and electric radiator.

## Dining Room/ Bedroom Two

13' 10" x 7' 7" ( 4.22m x 2.31m )

With a double glazed window to the rear of the property and electric radiator.

## Kitchen

9' 8" x 7' 8" ( 2.95m x 2.34m )

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling electric oven and hob with cooker hood over, plumbing for a washing machine and double glazed window to the front of the property.



### **Bedroom One**

12' 9" x 10' 3" ( 3.89m x 3.12m )

With a double glazed window to the front of the property, built in wardrobes and electric radiator.

### **Shower Room**

There is a walk in shower, wash hand basin in a vanity unit, wc, partly tiled walls, double glazed window to the front of the property.

### **Outside**

There is allocated parking and a yard with patio seating area and a shed.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref: BLA309202 - 0003

**Tenure:** Leasehold

**EPC Rating:** D

**view this property online [connells.co.uk/Property/BLA309202](http://connells.co.uk/Property/BLA309202)**

This is a Leasehold property with details as follows; Term of Lease 100 years from 05 Dec 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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