

Property details approval form

5 Dunley Way, Lutterworth, Leicestershire, England, LE17 4NP

Date: 24 May 2025

Property Ref and Version: BLA309191 - 0002

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in excess of £220,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > Spacious Mid Terrace Property
- > Three Bedrooms & Bathroom
- > Lounge/Dining Room, Kitchen & Utility
- > Sought After Location Of Lutterworth
- > Ideal First Time Buy

○ Short Description

This spacious three bedroom terraced property is located in the sought after location of Lutterworth. The property would make an ideal first time purchase and has a generous sized garden, spacious kitchen and utility. Viewing is highly recommended to appreciate the space this property has.

○ Long Description

Lutterworth is a market town and civil parish in the Harborough district of Leicestershire. The name of Lutterworth is probably derived from the Old Norse name "Lutter's Vordig" meaning Luther's farm. Lutterworth was mentioned in the Domesday Book of 1086. There are two primary schools - John Wycliffe and Sherrier Primary Schools, Lutterworth High School and Lutterworth College. Several supermarkets and local shops and is conveniently located for the Motorway network.

○ Directions

On entering Lutterworth via the A426 Leicester Road, turn right onto Central Avenue and at the end of the road turn right onto Dunley Way where the property is located.

○ Agents Note

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○ Room Description

Entrance Hall

With a door and window to the front of the property.

Lounge

15' 11" x 13' max (4.85m x 3.96m max)

With double glazed windows to the front and rear of the property, gas fireplace and two central heating radiators.

Kitchen

10' 7" x 9' 6" (3.23m x 2.90m)

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, space for an oven, central heating radiator, double glazed window to the rear and side of the property and door leading out to the rear garden.

Utility Room

10' 3" x 7' 3" (3.12m x 2.21m)

With a door to the rear of the property.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

13' x 8' 2" (3.96m x 2.49m)

With a double glazed window to the rear of the property, central heating radiator and built in wardrobes.

Bedroom Two

12' 11" x 10' 5" (3.94m x 3.17m)

With a double glazed window to the front of the property, central heating radiator and airing cupboard which houses the water tank.

Bedroom Three

9' 7" x 7' 2" (2.92m x 2.18m)

With a double glazed window to the front of the property and central heating radiator.

Bathroom

There is a , bath, shower cubicle, wash hand basin in a vanity unit, wc, central heating radiator and two double glazed windows to the rear of the property.

Outside

At the front of the property there is a garden with a lawn and flower beds.

The rear garden has a patio area, lawn, side gate and timber fencing.

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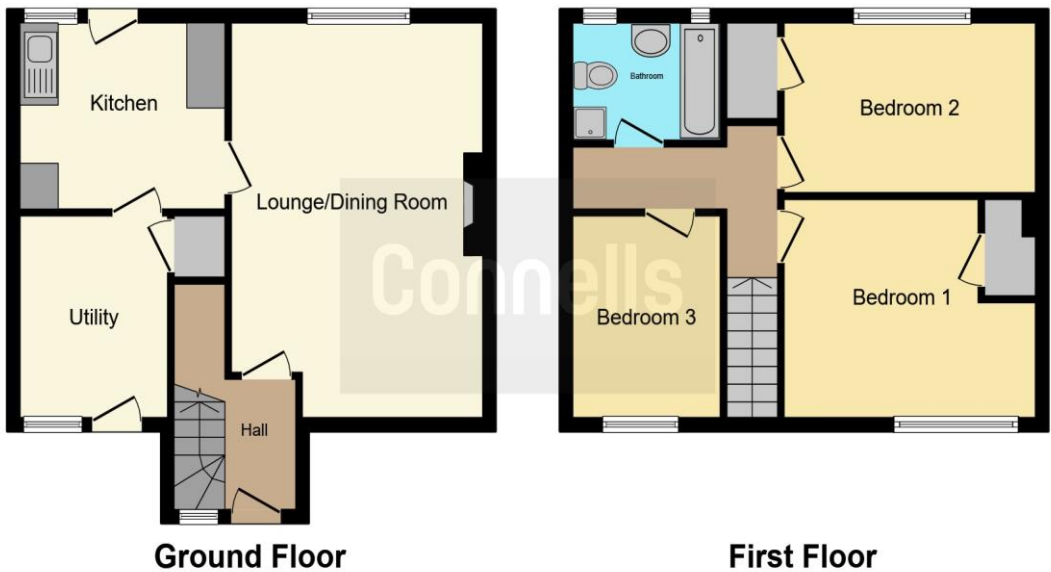
☐ **Property Images**



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○ Floor Plan



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

○ Approval

Signature		Date
Nicola Pitcher		
Mr S.A. Lee		