



Connells

Dunley Way
Lutterworth

Dunley Way Lutterworth LE17 4NP

for sale offers in excess of
£210,000



Property 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.

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.

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

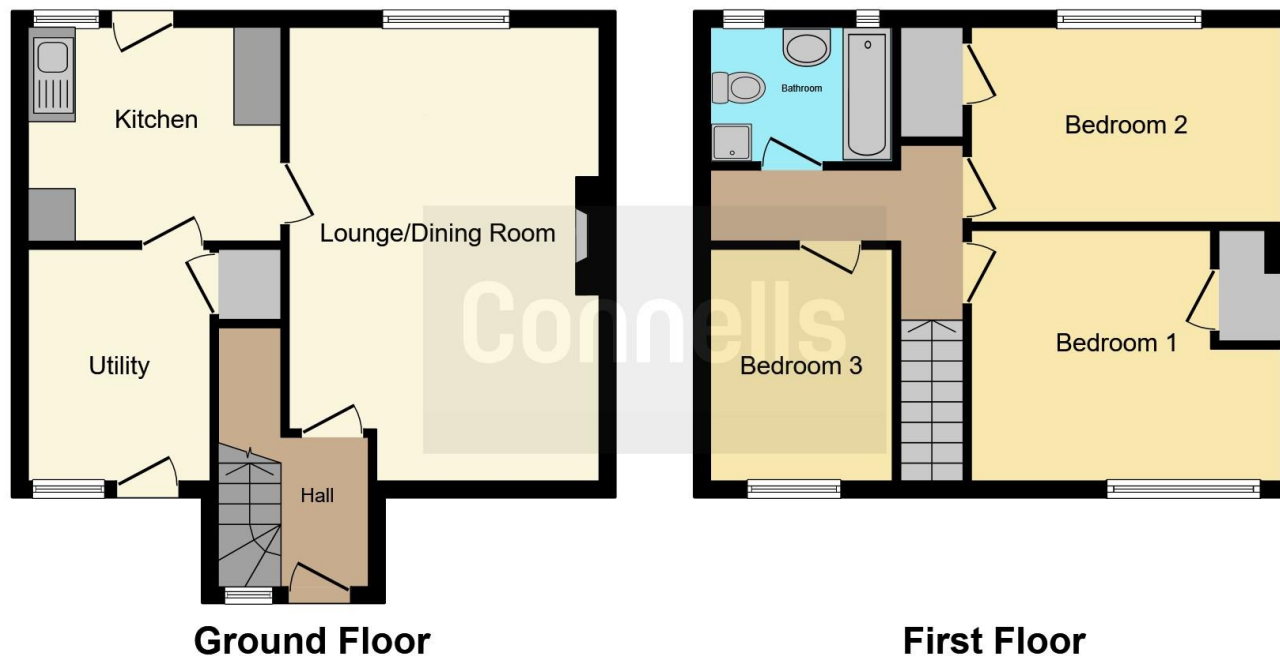
At the front of the property there is a garden with a lawn and flower beds.

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









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

To view this property please contact Connells on

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

directions to this property:

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.

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309191



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLA309191 - 0004