



Connells

Carlson Gardens
Lutterworth

Carlson Gardens Lutterworth LE17 4DR

for sale offers in excess of
£235,000



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 including Morrisons, Waitrose & Aldi, lots of local shops and is conveniently located for the Motorway network and for Magna Park.

This detached bungalow is situated in the sought after location of Lutterworth. The property is in a quiet location and is deceptively spacious throughout. With an idyllic garden and only a short/quiet walk away from local amenities, town centre and medical/health centre - viewing is recommended

Entrance Hall

With a door to the front of the property and a storage cupboard.

Kitchen/ Diner

14' 2" x 9' 10" (4.32m x 3.00m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, space for a cooker, plumbing for a washing machine, central heating radiator and double glazed windows to the sides of the property.

Dining Area/Sun Room

7' 1" x 5' 9" (2.16m x 1.75m)

With double glazed patio doors to the front of the property and a door to the garage.

Study

6' 10" x 5' 5" (2.08m x 1.65m)

With a double glazed window to the front of the property.

Lounge

16' 5" x 11' 6" (5.00m x 3.51m)

With a double glazed window to the side of the property, central heating radiator double glazed patio doors to the side of the property.

Bedroom One

11' 6" x 9' 10" (3.51m x 3.00m)

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

Bedroom Two

11' 6" x 9' 1" (3.51m x 2.77m)

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

Shower Room

There is a shower cubicle, wash hand basin, wc, partly tiled walls, central heating radiator, airing cupboard and two double glazed windows to the rear of the property.

Outside

At the front of the property there is a driveway providing off road parking which leads to the garage.

The front garden has a lawn, shrubs and fenced borders.

Garage

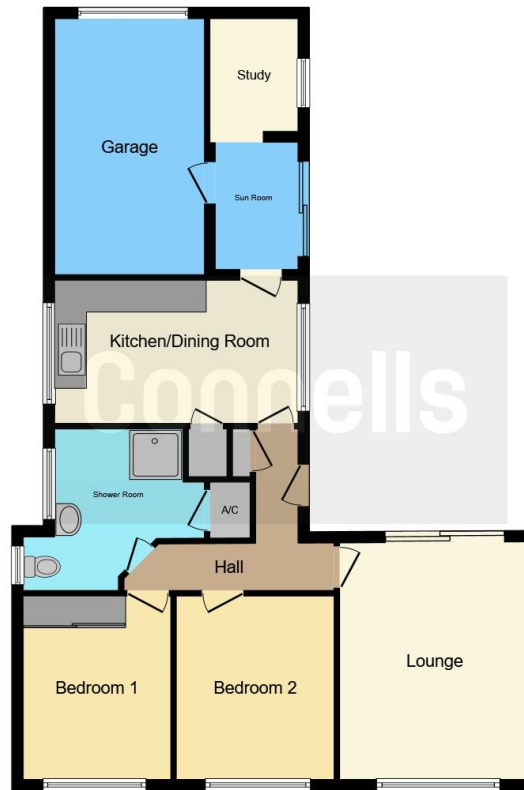
15' 11" x 9' 10" (4.85m x 3.00m)

With an up and over door, power and lighting and double glazed window to the side elevation.









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

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directions to this property:

On entering Lutterworth along the A426, continue along Leicester Road and turn left onto Gilmorton Road, right onto Boundary Road and right onto Carlson Gardens where the property is located.

EPC Rating: F Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309718



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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