

JASMINE CLOSE

LUTTERWORTH, LEICESTERSHIRE



JAMES
SELICKS

This refurbished, modern three-bedroom semi-detached home with detached garage offering scope to add value through extension, (subject to consents), is ideal for both first time buyers and downsizers alike. With a refitted kitchen, bathroom and ensuite shower room and tucked away in a quiet cul-de-sac location in a sought-after area of Lutterworth, it is the perfect opportunity for you to create your own dream home.

Modern semi-detached home • Refitted uPVC windows and doors • 3 year old boiler & HIVE system • Three bedrooms • Spacious sitting room • Refitted dining kitchen • Scope to extend, subject to consents • Refitted ensuite shower room and refitted family bathroom • Detached Garage and off-road parking • Rear garden with south-westerly aspect •

Accommodation

The canopied front porch leads you into the entrance hall where the stairs lead up, ahead of you. The sitting room, on your left, feels spacious with lots of natural light. There is a handy built-in storage cupboard tucked in the corner.

The dining kitchen spans the width of the property and has been refitted to provide an extensive range of contemporary units with plenty of storage. Integrated appliances include washing machine/dryer, oven, induction hob with extractor hood over, fridge/freezer and slimline dishwasher. There is scope to extend this space to the rear (subject to consents). Refitted double doors and window provide access and views of the garden beyond.

Upstairs the master bedroom to the front has its own ensuite shower room which features a contemporary suite comprising walk-in shower cubicle, WC and wash hand basin set within a vanity unit. The second and third bedrooms have views of the garden to the rear, with the third currently serving as a study/dressing room. The family bathroom has been refitted with a striking, contemporary suite that features a bath with shower over, low-level WC and wash hand basin set within a vanity unit.

Outside

Lawns flank the paved path which leads to the canopied porch. A block paved drive to the side provides off-road parking and leads to the single detached garage. The rear garden enjoys a bright and sunny south-westerly aspect and features a paved patio terrace and lawn flanked by paved paths to each side which lead to a further paved seating/dining terrace and the personnel door into the garage at the side.

Location

Lutterworth is a thriving market town which provides a good array of everyday amenities including leisure centre, primary and secondary schooling. The city of Leicester is set to the north-east and provides a comprehensive range of shopping, leisure and commercial facilities.

There are excellent commuter links with the major road networks including M1, M6, A5 and A14 with mainline rail approximately seven miles away in Rugby which feeds London Euston and Birmingham New Street.





Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: No

Tax Band: C

Services: The property is offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling. No accessibility modifications

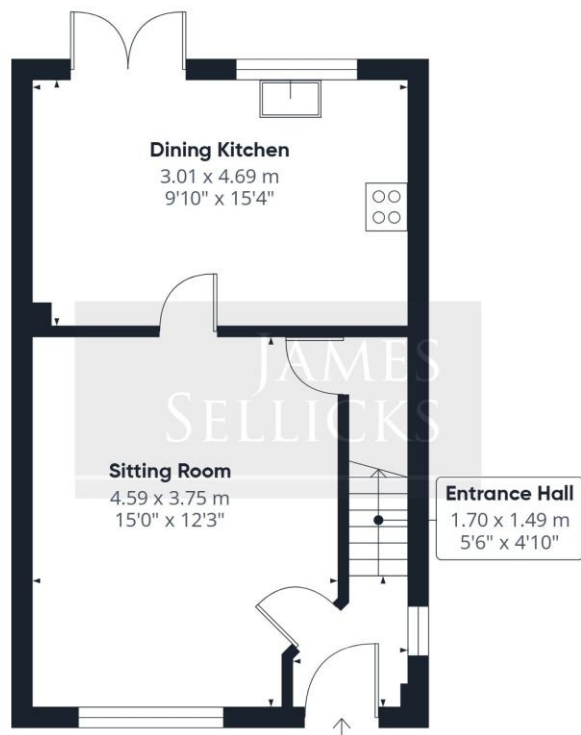
Planning issues: None which our clients are aware of

Satnav Information

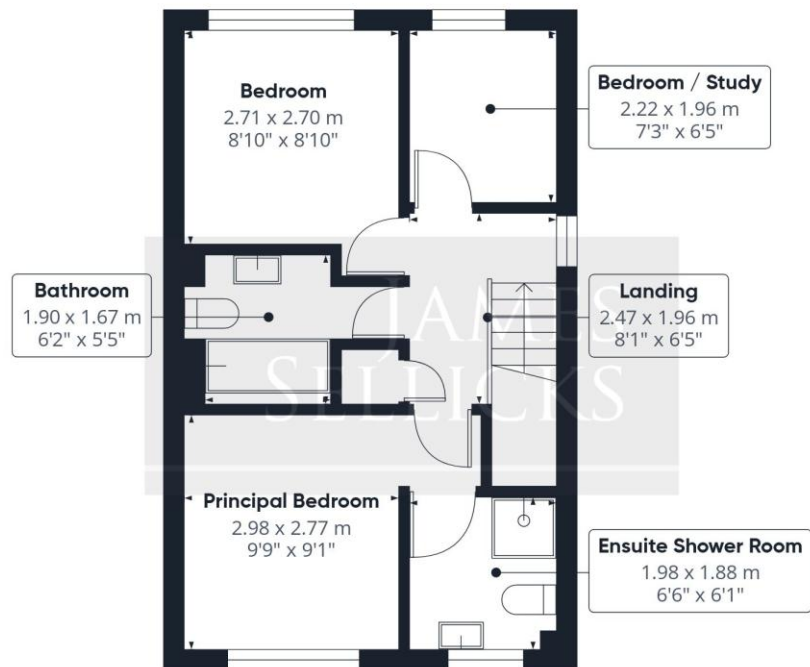
The property's postcode is LE17 4GR and house number 19







Floor 1 Building 1



Floor 2 Building 1

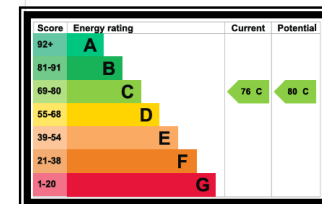


Floor 1 Building 2

Approximate total area⁽¹⁾

81.6 m²

879 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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