



**Connells**

Lutterworth Road  
Walcote LUTTERWORTH



## Property Description

A beautifully presented four bedroom dorma-bungalow located in the highly sought after village of Wolcote which is ideal for the commuter with easy access to the M1, M6, and A14 network of roads.

The property comprises on the ground floor, lounge with patio doors to rear garden, dining room, modern fitted kitchen and two bedrooms, both with ensuite shower rooms. The first floor accommodation comprises of a bedroom with ensuite shower room and a family bathroom with connecting door to bedroom three,

At the front of the property there is parking for several cars on driveway, wooden steps leading to a gravelled front garden that enjoys the evening sun and views over the Leicestershire countryside. To the rear of the property there is a low maintenance garden with covered seating area and hot tub. The property enjoys an elevated position. There are out door electric points front and back.

## Entrance Hall

Wooden floor

## Lounge

10' 11" x 13' 7" ( 3.33m x 4.14m )

To rear of property, wooden floor, log burner, access to rear garden.

## Dining Room

9' 10" x 8' 6" ( 3.00m x 2.59m )

To side of property laminate floor.

## Kitchen

9' 10" x 7' 7" ( 3.00m x 2.31m )

To front of property, modern grey kitchen units wall & base, slate floor, space for washing machine & fridge freezer.

## Ground Floor

### Bedroom One

10' 11" x 10' 5" ( 3.33m x 3.17m )

To front of property, bay window.

### En-Suite

w/c & sink.

## Bedroom Two

10' 1" x 10' 6" ( 3.07m x 3.20m )

To rear, with bay windows, ensuite shower room.

## First Floor

### Bedroom Four

10' 11" x 8' ( 3.33m x 2.44m )

To rear, Skylight, carpet, ensuite with shower.

### Bedroom Three

11' 5" x 10' 7" ( 3.48m x 3.23m )

To rear, skylight, access to bathroom.

## Bathroom

Jack & Jill bathroom, skylight, heated towel rail, shower over bath, w/c.

## Outside

### Front Garden

Wooden steps to gravelled garden

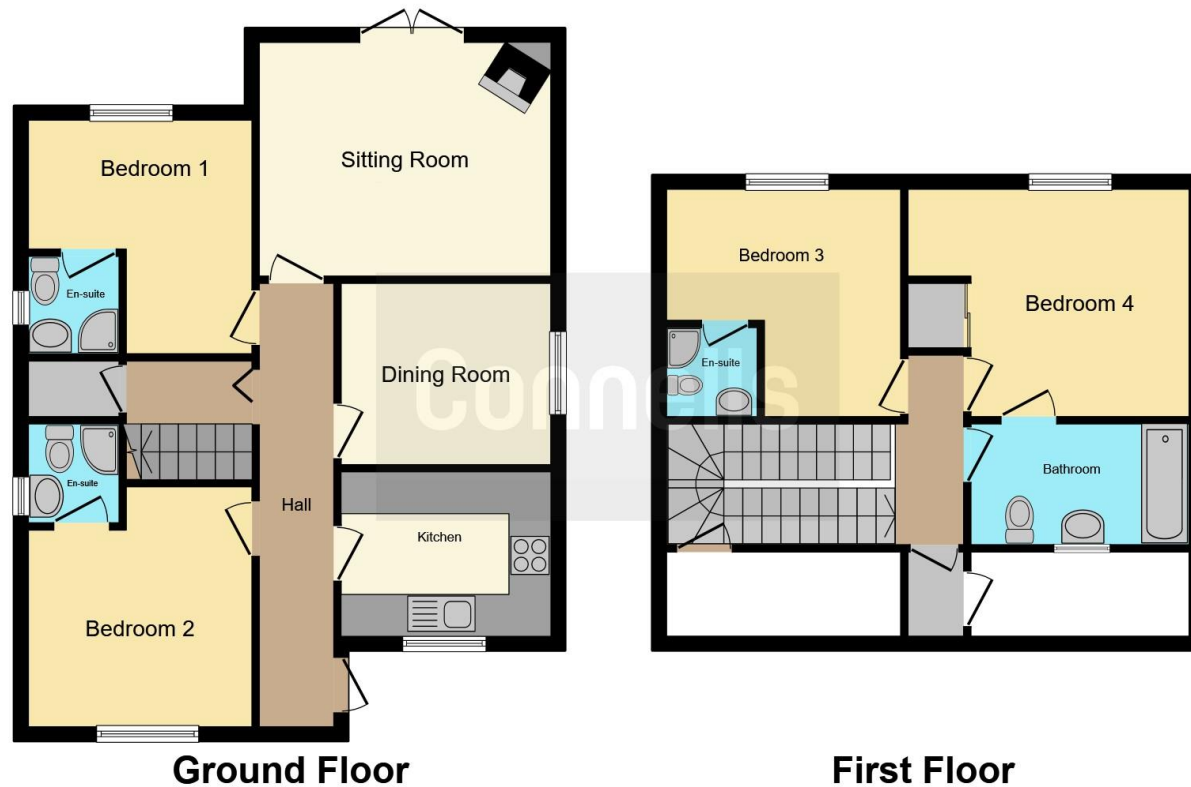
### Rear Garden

Private rear garden, hot tub area, outside lighting.









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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**EPC Rating: D**

Tenure: Freehold

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