



7, Coach House Mews, Lutterworth,
LE17 4AQ

Guide Price: £147,000

HOWKINS &
HARRISON

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A spacious, one-bedroom ground floor apartment boasting open-plan living. The property is located in the heart of Lutterworth and benefits from an allocated parking space.

Ground Floor

Entry via uPVC front door into lounge/diner with doors to a storage space, the bathroom, and the spacious bedroom. The lounge/diner itself is of a good size, lit by a large window to the front aspect. Leading through to the modern kitchen, this room is fitted with an integrated oven, hob, and extractor fan, plus space and plumbing for a washing machine and a sink with drainer and mixer tap. The spacious bedroom is lit by two windows overlooking the rear. The bathroom benefits from full height tiling throughout, a bath with electric shower over plus glass screen, a sink with vanity unit under, and low-level flush WC.

Outside

The property benefits from an allocated parking space.

Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Harborough District Council.

Tenure

Leasehold

Council Tax

Band – B.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-90) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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