

CASTLE ESTATES

1982

**A SPACIOUS AND WELL PRESENTED THREE BEDROOMED DETACHED FAMILY RESIDENCE
WITH PRIVATE REAR GARDEN BACKING ONTO OPEN COUNTRYSIDE SITUATED IN A
POPULAR AND QUIET
CUL-DE-SAC LOCATION**



**74 SOUTH AVENUE
ULLESTHORPE LE17 5DQ**

Offers In The Region Of £350,000

- Entrance Hall
- Spacious Lounge/Dining Room
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Mature Lawned Gardens Front & Rear
- Contemporary Fitted Kitchen
- Upvc Double Glazed Conservatory
- Family Bathroom
- Concrete Sectional Garage
- Stunning Countryside Views To Rear



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VIEWING

By arrangement through the Agents.

DESCRIPTION

Welcome to this charming detached house located on South Avenue in the popular village of Ullesthorpe, Lutterworth.

This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones, well fitted kitchen and upvc double glazed conservatory. With three good sized bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. The property features a well-maintained bathroom.

Outside the property has ample off road parking, concrete sectional garage, lawned gardens front and rear. One of the highlights of this lovely home is the stunning open countryside views to the rear.

Don't miss the opportunity to make this house your home. Contact Castle Estates to book a viewing !

COUNCIL TAX BAND & TENURE

Harborough Council Band C (Freehold).

ENTRANCE HALL

15'1" x 6'3" (4.60m x 1.91m)

having upvc double glazed front door with leaded lights and side windows, central heating radiator, wood effect flooring, coved ceiling and wall light points. Feature staircase to the First Floor Landing with useful storage beneath.



ENTRANCE HALL



KITCHEN

9'4" x 8'11" (2.85m x 2.74m)

having range of contemporary fitted gloss units including base units, drawers and wall cupboards, contrasting roll top work surfaces and inset stainless steel sink with chrome mixer tap, space and plumbing for washing machine and dishwasher, built in electric oven with four ring electric hob and cooker hood over, LED spot lights and down lighting, wood effect flooring, upvc double glazed window to rear and upvc double glazed side entrance door.



KITCHEN



KITCHEN



LOUNGE

16'2" x 12'5" (4.94m x 3.79m)

having feature wooden fireplace with inset gas fire, tiled surround and hearth, wood effect flooring, tv aerial point, central heating radiator, coved ceiling, wall light points and upvc double glazed window to front. Square archway to Dining Area.



DINING AREA

9'4" x 8'5" (2.86m x 2.58m)

having wood effect flooring, coved ceiling, central heating radiator, wall light points and bi-fold doors opening onto Sun Room/ Conservatory.



SUN ROOM

9'10" x 8'2" (3.01m x 2.50m)

having wood effect flooring, central heating radiator, polycarbonate roof, upvc double glazed windows and French doors opening onto the rear garden.



FIRST FLOOR LANDING

having airing cupboard, access to the part boarded roof space and upvc double glazed window to side with obscure glass.



BEDROOM ONE

13'1" x 11'1" (4m x 3.38m)

having central heating radiator, wall light points and upvc double glazed window to front.



BEDROOM TWO

12'1" x 10'0" (3.70m x 3.07m)

having central heating radiator, wood effect flooring, tv aerial point, coved ceiling and upvc double glazed window to rear with countryside views.



BEDROOM THREE

8'11" x 7'10" (2.72m x 2.39m)

having built in storage cupboard, central heating radiator, coved ceiling and upvc double glazed window to front.



BATHROOM

8'8" x 5'7" (2.65m x 1.72m)

having white panelled bath with electric shower over and screen, low level w.c., wash hand basin with chrome mixer tap, wood effect flooring, ceramic tiled splashbacks, LED spot lighting, central heating radiator and upvc double glazed window to rear with obscure glass.

**BATHROOM**

OUTSIDE

There is direct vehicular access over a good sized driveway with standing for several cars. A lawned foregarden. Side pedestrian access via gate to a fully enclosed and private rear garden with CONCRETE SECTIONAL GARAGE, patio area leading to lawn, seating/decked area. Countryside views to the rear.



OUTSIDE

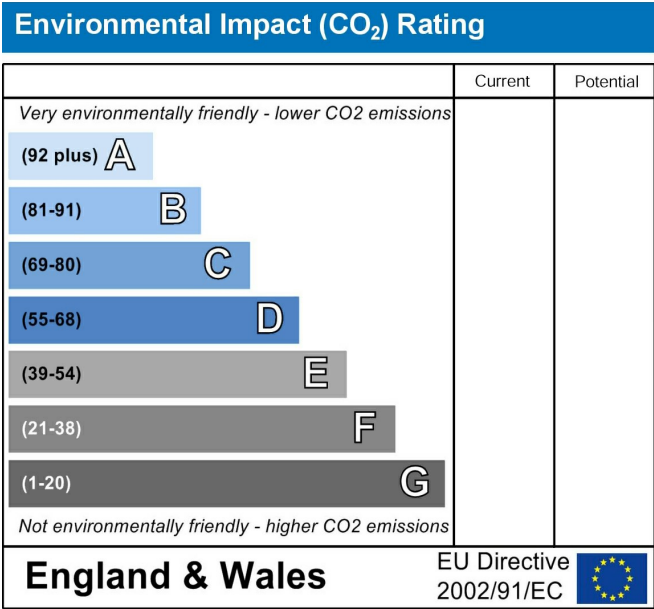
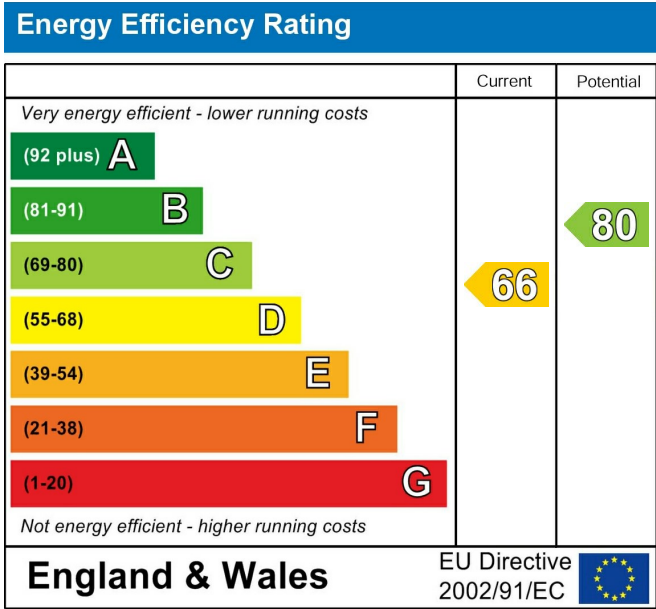




OUTSIDE

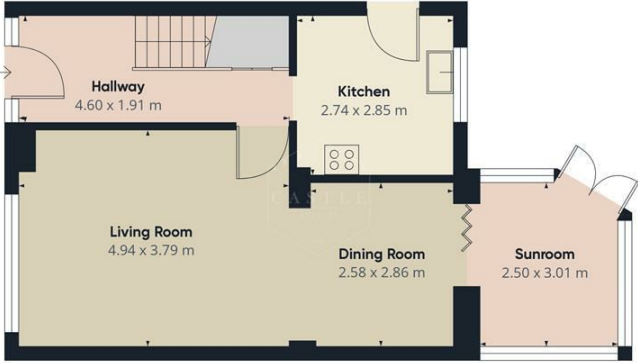


OUTSIDE





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D		80	(55-68) D
(39-54) E	66		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC
			



Floor 4



Floor

Approximate total area^(a)
91.85 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

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 the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
