



139, LUTTERWORTH ROAD, BLABY, LE8 4DX
OFFERS IN EXCESS OF £265,000

ANDREW GRANGER & CO

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A three bedroomed semi detached home situated in a highly sought after and desirable location within Blaby. The property would ideally suit a first time buyer and benefits from gas fired central heating and UPVC double glazing and is approached via an entrance porch, entrance hallway with stairs rising to the first floor, front sitting room with oak flooring, open plan kitchen and dining room. First floor landing, three bedrooms and family bathroom. Outside the property occupies a corner position with off road parking leading to garage / store. The rear part of the garage has been converted to a home office. Pleasant gardens to the rear with side patio, AstroTurf garden and decked seating area. EPC Rating C.

LOCATION

Blaby has a good range of local shops and Co-op store, public houses, restaurants, together with sporting and leisure opportunities, and the village has two primary schools, with Countesthorpe Leysland Community College nearby. More comprehensive shopping and supermarket facilities are available at nearby Fosse Park, with the city of Leicester some five miles to the north. For the commuter, the M1 and M69 are accessible, and both Leicester and Market Harborough have mainline rail services to London St Pancras.

VIEWINGS

All viewings should be arranged through Andrew Granger & Company 0116 2429922.

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE PORCH

Via UPVC double glazed doorway and side screens.

ENTRANCE HALL

With large tiled flooring, staircase rising to the first floor and radiator.

SITTING ROOM 16'9" x 10'11" (5.13 x 3.34)

With UPVC double glazed window to the front elevation, oak wooden flooring, radiator and fireplace alcove.

KITCHEN / DINING ROOM 17'4" x 10'8" (5.29 x 3.27)

With a kitchen area comprising a range of base and wall mounted cupboards with work surface over, inset sink unit, plumbing for washing machine, cooker with extractor fan, UPVC double glazed door to side, tiled flooring with electric underfloor heating, dining area with UPVC double glazed window to the rear elevation and radiator.

FIRST FLOOR

LANDING

With UPVC double glazed window to the side elevation access to boarded loft space.

BEDROOM 1 14'1" x 9'10" (4.31 x 3.00)

With UPVC double glazed window to the front elevation and radiator.

BEDROOM 2 9'10",229'7" x 11'2" (3,70 x 3.41)

With UPVC double glazed window to the rear elevation, radiator and cupboard housing Worcester gas fired central heating boiler.

BEDROOM 3 7'10" x 7'3" (2.40 x 2.21)

With UPVC double glazed window to the front elevation and radiator.

FAMILY BATHROOM

Comprising a recently updated white suite with low flush w.c, vanity sink unit, bath with tiled surround and UPVC double glazed windows to the front and side elevations.





GARAGE / STORE 10'6" x 8'11" (3.21 x 2.73)

The single garage has been part converted to a store room and office. The store area retains the up and over doorway and side personnel doorway.

HOME OFFICE 8'4" x 7'6" (2.55 x 2.31)

Accessed externally this versatile room is currently utilised as a home office with wall mounted electric heater, multi paned window to the rear and ceiling spot lighting.

OUTSIDE

To the front of the property there is a small garden and pathway leading to the property. Side off road parking and garage/ store. Gated access to the side and rear gardens with large block paved seating area to the side of the property, Rear low maintenance gardens with AstroTurf garden, barked children's play area and decked seating area.

MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

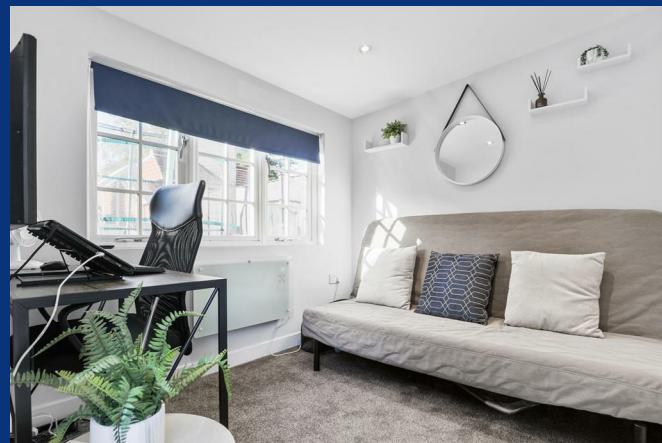
APPRAISALS & SURVEYS

If you have a house to sell then we offer a Free Valuation, without obligation.

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

ENERGY PERFORMANCE CERTIFICATE

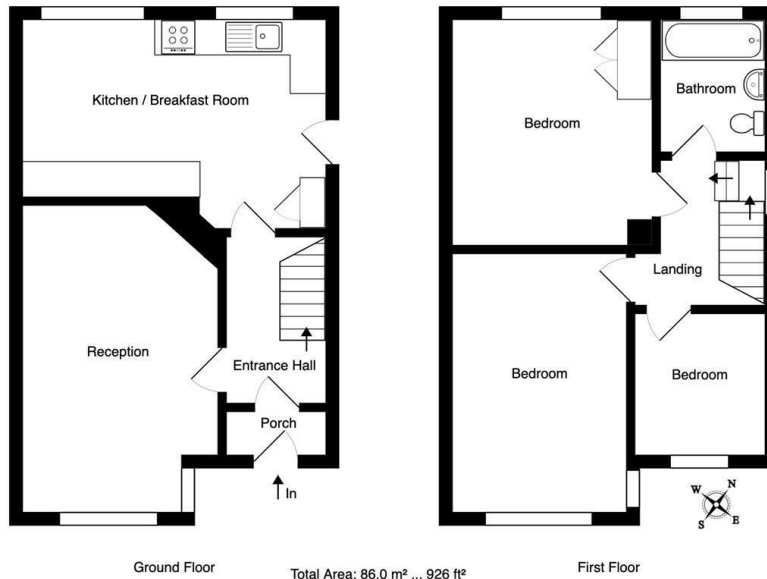
EPC Rating C.





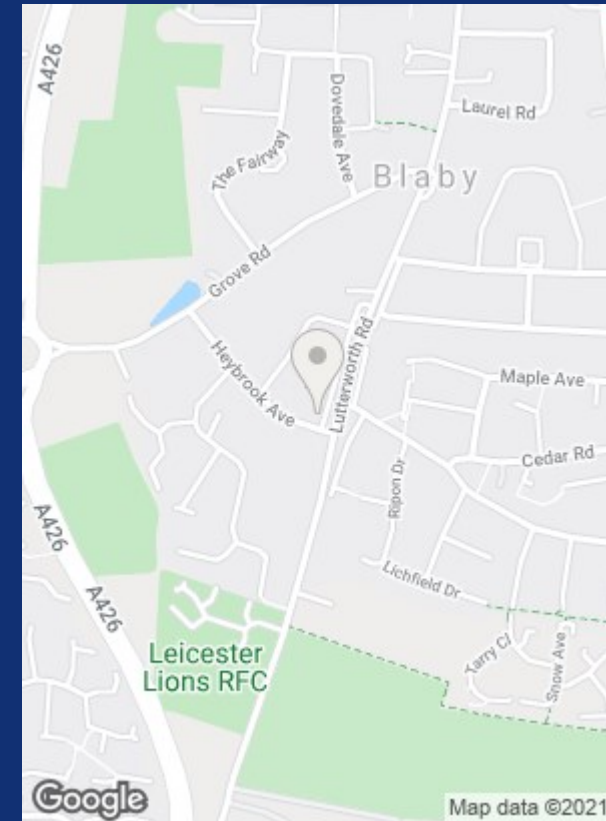


FLOOR PLAN



All measurements and illustrations are approximate and may not be drawn to scale.
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LOCATION



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