

23 Westland Close, Lubenham, LE16 9UN



£300,000

Well situated in the popular village of Lubenham, in close proximity of Market Harborough, shops, schools and station is this well maintained, extended family home. The property offers good sized living accommodation, four bedrooms and West facing garden. The accommodation briefly comprises: Entrance hall, lounge, modern fitted kitchen/diner, utility room, landing, four bedrooms and family bathroom. Outside there is off road parking for two vehicles, access to the single integral garage and rear garden.

Service without compromise

Entrance Hall



Accessed via opaque upvc double glazed front door. Radiator. Stairs rising to the first floor. Telephone point. Door to:-

Lounge 14'9" x 14'3" (4.50 x 4.34)



Double glazed window to the front elevation. Wood laminate flooring. Feature corner cast iron wood burning stove with brick surround. Radiator. Under stairs storage cupboard. Telephone point. Door to:-

(Lounge Photo Two)



Kitchen/Diner 17'9" x 10'5" (5.41 x 3.18)



Range of fitted base and wall units. Solid timber work surfaces with complementary tiled splash backs. Fitted oven and four ring electric hob with stainless steel extractor hood over. Space and point for refrigerator. Space and plumbing for automatic dishwasher. Stainless steel sink and drainer. Sliding double glazed patio doors opening out to the rear garden. Double glazed window to the rear aspect. Radiator. Door to utility room.

(Kitchen Area Photo)



Utility Room 7'4" x 7'5" (2.24 x 2.26)



(Dining Area Photo)



Fitted medium oak facing base and wall units. Laminated work surfaces with complementary tiled splash backs. Space and plumbing for automatic washing machine. Space for tumble dryer. Stainless steel sink and drainer. Gas fired combination central heating boiler. Opaque double glazed French doors opening out to the rear garden. Door to garage.

Landing

Timber balustrade. Access to loft space. Doors to rooms.

Bedroom One 13'8" x 11'0" (4.17 x 3.35)



Double glazed window to the front elevation. Radiator.



(Bedroom One Photo Two)



Bedroom Three 24'9" x 7'3" (7.54 x 2.21)



Double glazed dual aspect windows. Two built in storage cupboards. Telephone point. Television point. Radiator.

Bedroom Four 10'4" x 6'7" (3.15 x 2.01)



Double glazed window to the front elevation. Radiator.

Bedroom Two 11'0" x 10'11" (3.35 x 3.33)



Double glazed window to the rear elevation. Fitted double wardrobes. Radiator. Television point.

(Bedroom Two Photo Two)





Bathroom



White suite comprising panelled bath with mains shower fitment over. Pedestal wash hand basin. Low level WC. Complementary tiling. Heated towel rail. Opaque double glazed window.

Outside



To the front of the property is a block paved driveway for two cars. The rear garden is laid mainly to lawn with a paved patio area. There is a timber garden store, summerhouse with power, apple tree and soft fruit beds. The rear garden is private being enclosed by timber lap fencing.

Garage 17'9" x 7'8" (5.41 x 2.34)

Remote controlled roller door. Power, lighting and personal door to the utility room.

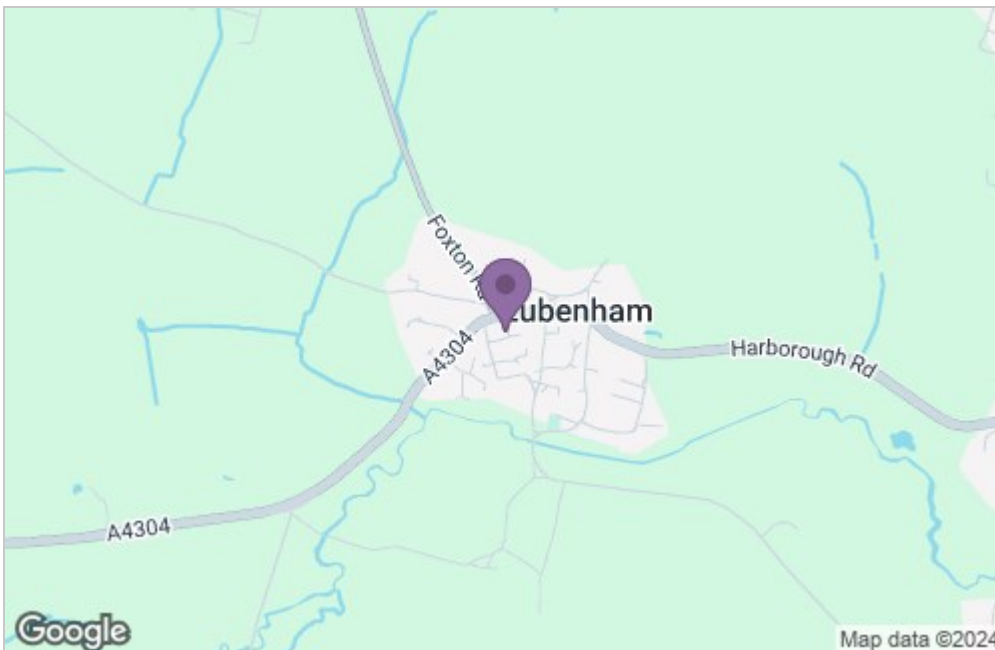
Floor Plan



Total area: approx. 1269.0 sq. feet

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

