

## 44 Lutterworth Road, Pailton, CV23 0QE



### £1,500 Per Month

A substantial period detached cottage well situated in this popular village. The property has recently been completely re-decorated and is offered with immediate vacant possession. The accommodation briefly comprises: Entrance hall, fitted kitchen/breakfast room, large conservatory, dining room, lounge, bathroom, landing and three double bedrooms.. There is also a private rear garden backing on to open land, off road parking and a tandem length garage.. The property is offered unfurnished and early internal viewing is recommended.

*Service without compromise*

## Entrance Hall

Accessed via opaque double glazed front door. Stairs rising to the first floor. Doors to kitchen and dining room.

## Kitchen/Breakfast Room 14'0" x 11'1" (4.27m x 3.38m)



Range of oak facing fitted base and wall units to include glazed display cabinets. Fitted electric cooker and automatic washing machine. Enamelled sink and drainer. Fitted under counter fridge and freezer. Exposed timber ceiling beam. Fitted feature coal effect woodburning stove (decommissioned) and brick chimney breast. Double glazed windows to the front, rear and side elevations. Radiator. Door to dining room and opaque double glazed door to:-

## Conservatory 21'2" x 11'8" (6.45m x 3.56m)



Upvc double glazed conservatory with sliding double glazed patio doors opening out to the rear garden. Radiator. Double glazed door to the side.

## Dining Room 13'11" x 11'0" (4.24m x 3.35m)



Dual aspect double glazed windows. Three wall lights. Exposed timber ceiling beam. Telephone and television point. Radiator. Door to lounge and door to:-

## Lounge 20'11" max x 11'1" (6.38m max x 3.38m)



Double glazed windows to the front and side elevations. Two radiators. Two wall lights. Double glazed door leading outside.

## Bathroom



Panelled bath with mixer shower attachment. Pedestal wash hand basin. Low level WC. Complementary tiling. Radiator. Opaque double glazed window.

## First Floor Landing



Double glazed window to the rear elevation. Radiator. Recess with access to insulated loft space. Doors to rooms.

## Bedroom One 13'10" x 11'4" (4.22m x 3.45m)



Double glazed windows to the front and side elevations.

Double glazed velux window. Fitted wardrobes. Fitted chest of drawers and shelving. Radiator.

## Bedroom Two 13'11" x 10'10" (4.24m x 3.30m)



Double glazed dual aspect windows. Fitted wardrobes. Radiator.

## Bedroom Three 10'8" x 11'2" (3.25m x 3.40m)



Double glazed window to the front elevation. Radiator. Airing cupboard housing gas fired combination central heating boiler.

## Outside



Directly to the rear of the house is a block paved patio area with pedestrian gated access to the front. There are steps up to a lawned area with brick retaining wall and post and wire fencing. There is open land to the rear.



Rear Garden (Photo 2)



## Garage

Brick constructed tandem length garage with up and over door and personal door to the garden.

## Additional Information

Council tax band E

Holding deposit based on rent of £1500pcm £346.00

Deposit based on rent of £1500pcm £1730.00

Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

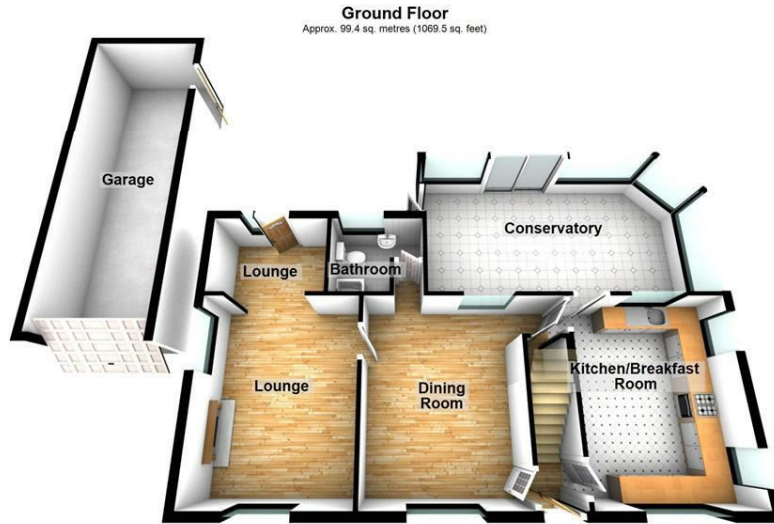
Rear of House



View To Rear



## Floor Plan



Total area: approx. 147.3 sq. metres (1585.1 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

