

## 1 Chapel Lane, Lutterworth, LE17 5RL



### £1,200 Per Month

Well located in this popular village, and ideally placed for access to the A14 and M1/M6 junctions, is this delightful period detached cottage. The centrally heated and double glazed accommodation includes a 26'1" x 11'9" lounge/diner, kitchen/breakfast room, conservatory, three bedrooms and bathroom. There is also a good sized and private rear garden, off road parking and a single garage. The property is offered unfurnished and is available immediately.

*Service without compromise*

**Lounge/Diner 26'1" x 11'9" (7.95m x 3.58m)**



Accessed via upvc front door. Two double glazed windows to the front door. Four wall lights. Two radiators. Exposed ceiling beams. Stairs rising to the first floor. Door to:-

**Lounge/Diner (Photo 2)**



**Kitchen 16'6" x 6'0" (5.03m x 1.83m)**



Fitted base and wall units. Laminated work surfaces. Fitted electric oven and four ring hob. Stainless steel sink and drainer. Door to spacious walk in pantry. Oil fired central heating boiler. Radiator. Double glazed window to the rear elevation. Door to:-

**Conservatory 16'1" x 7'8" (4.90m x 2.34m)**

Double glazed windows to the rear and door opening out to the rear garden. Tiled flooring. Two wall lights. Space and plumbing for automatic washing machine. Door to walk in coal store.

**First Floor Landing**

Doors to rooms.

**Bedroom One 11'4" x 11'9" (3.45m x 3.58m)**



Double glazed window to the front elevation. Cast iron period open fireplace. Fitted storage cupboards. Radiator.

## Bedroom Two 14'10" x 8'2" (4.52m x 2.49m)



Two double glazed windows to the front elevation. Radiator. Access to loft space.

## Bedroom Three 12'8" x 5'9" (3.86m x 1.75m)



Two double glazed windows to the rear. Wall light. Radiator.

## Bathroom



Panelled bath with electric shower fitment over. Pedestal wash hand basin. Low level WC. Radiator. Two opaque double glazed windows.

## Outside



To the front of the property is a gravelled forecourt with low brick retaining wall. There is parking in front of the garage for one car and gated side pedestrian access to the rear garden.

There is a larger than average rear garden which is laid mainly to lawn and is private being enclosed by timber fencing.

## Garage

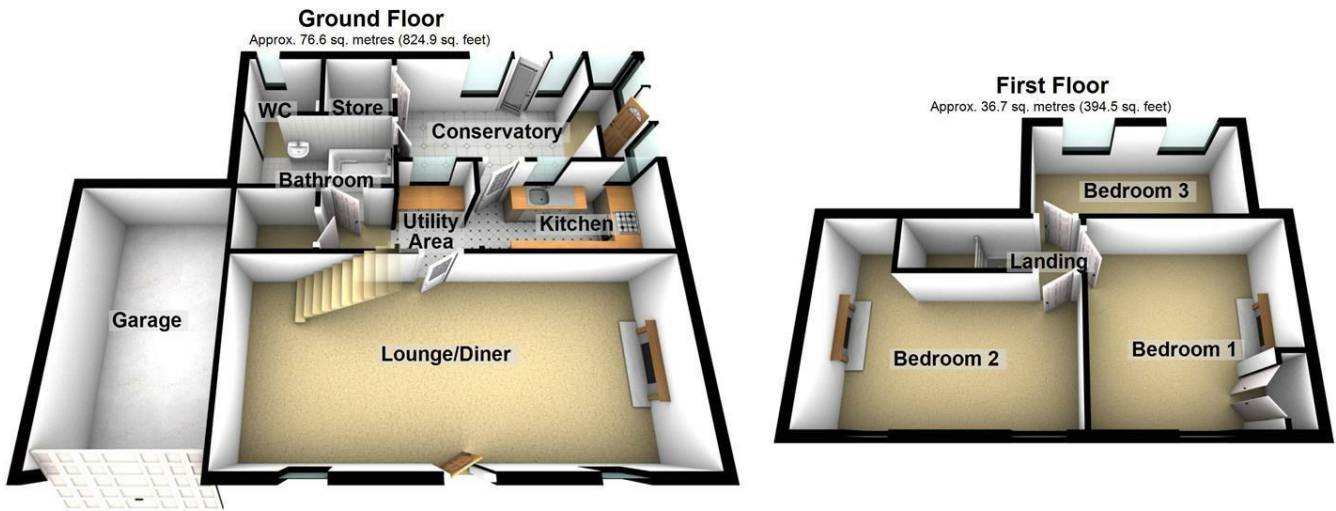
Single brick constructed garage with up and over door.

## Additional Information

Council tax band D

Damage deposit based on rent of £1200pcm is £1384  
Holding deposit equivalent to one weeks rent ie £276  
Initial 6 month tenancy will revert to a monthly periodic  
after the initial term

## Floor Plan



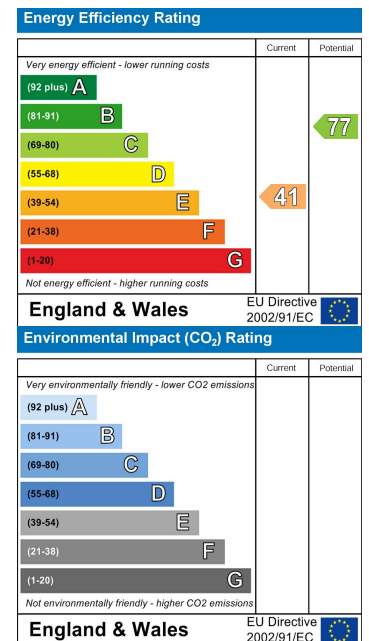
Total area: approx. 113.3 sq. metres (1219.4 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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