



wards  
Residential

41 Station Road, Lutterworth, LE17 4AP  
£120,000

## Freehold

Located in the heart of Lutterworth, this two bedroom terraced home is within close proximity to a range of amenities, schools, shopping facilities, food/drink establishments and more. The accommodation briefly comprises a Living Room and Kitchen. To the first floor, there is an inviting landing area leading to a Bedroom, Bathroom and WC. The second floor provides an extra Bedroom. Externally, the property benefits from a rear yard. Planning permission has been granted for the change of use to a residential dwelling however building regulations approval works would need completing by the purchaser.

### Living Room

4.2 x 3.17 Meters

Timber entrance door with UPVC double glazed window to the front elevation, understairs storage cupboard.

### Kitchen

4.44 x 2.06 Meters

Fitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit with tiled splashbacks and plumbing for a washing machine. Access to the rear yard and boasting a dual aspect with UPVC double glazed windows to the front and rear elevations.



### **First Floor Landing**

Landing: With storage cupboard, UPVC double glazed window to the rear elevation.

### **Bedroom 1 (First Floor)**

**3.62 x 2.32 Meters**

UPVC double glazed window to the front elevation, built in storage cupboard and radiator.

### **Bedroom 2 (Second Floor)**

**5.18 x 3.29 Meters**

UPVC double glazed window to the front elevation, built in double wardrobe, feature fireplace and radiator.





## **Bathroom**

**2.43 x 2.04 Meters**

Bath with shower over, airing cupboard containing water tank, radiator, and UPVC double glazed window to the front elevation.

## **WC**

**2.04 x 1.7 Meters**

Having a two-piece white suite comprising a low level WC, wash hand basin and tiled splashback.



## Outside

Low maintenance rear yard with paved and artificial grass areas.

## Services

Mains electricity, water and drainage are connected to the property, with the purchaser needing to install an electric meter. There is no current gas supply to the property.

**EPC Rating - E (43)**

**Council Tax Band - A**

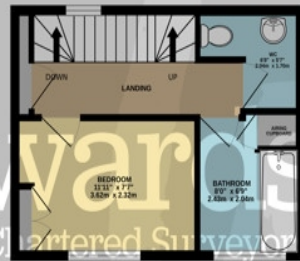
**Call 01455 251771 to make an appointment to view this property**



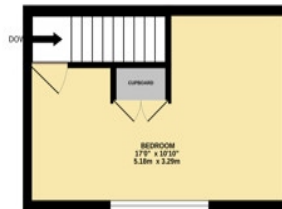
GROUND FLOOR  
246 sq.ft. (22.9 sq.m.) approx.



1ST FLOOR  
252 sq.ft. (23.4 sq.m.) approx.



2ND FLOOR  
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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