



Connells

Ralphs Close
Dunton Bassett Lutterworth

Ralphs Close Dunton Bassett Lutterworth LE17 5JQ

for sale
£230,000



Property Description

Dunton Bassett is a small village in the Harborough District of Leicestershire. It lies between Leicester and Lutterworth, and close to Broughton Astley, Ashby Magna & Leire. The village has one pub (the Dunton Bassett Arms) which includes a Chinese restaurant/takeaway, a primary school and a village hall.

This two bedroom end terraced property is being presented to the market in the village of Dunton Bassett. The property has been renovated throughout and makes for an ideal first time purchase. Call to view now.

Lounge

13' 7" x 12' 11" (4.14m x 3.94m)

With a double glazed Sash window to the front of the property, fireplace (which is blocked off), tv point and under floor heating.

Kitchen

13' 9" x 9' 1" (4.19m x 2.77m)

There are base units, work surfaces housing the sink drainer, electric oven, electric hob with cooker hood over, integrated washing machine, integrated dish washer, integrated tumble dryer, under floor heating, double glazed window to the side of the property and door to the back porch leading out to the rear garden.



First Floor Landing

With stairs rising from the ground floor and airing cupboard.

Bedroom One

13' 7" x 10' 6" (4.14m x 3.20m)

With a double glazed Sash window to the front of the property and an Ecostrad iQ Ceramic WiFi controlled electric radiator.

Bedroom Two

11' 7" x 7' 7" (3.53m x 2.31m)

With a double glazed Sash window to the rear of the property and under floor heating.

Bathroom

There is a bath with mixer taps and shower over, wash hand basin, wc, partly tiled walls, under floor heating and heating in the tiled wall next to the bath and a double glazed window to the rear of the property.

Outside

The rear garden is 'L' shaped with access via the back and side. There is a paved area and outside tap.

There are three allocated parking spaces.

Agents Note:

There is an easement on the title. There is an alleyway at the rear of the garden behind a brick wall which partly belongs to the property. Neighbours have a right of way over this to access their own gardens. please enquire with the branch for further details.

Agents Note:

There are Solar Panels on the property which are owned outright and not leased.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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directions to this property:

Entering the village of Dunton Bassett along Main Street and Ralphs Close is located on the left hand side.

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309256



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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