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Service without compromise

44 Crescent Road, Lutterworth, LE17 4NR

£300,000

Located on Crescent Road in the charming town of Lutterworth, this extended three-bedroom semi-detached family home has been meticulously improved by the current owners, showcasing a high standard of living throughout. Upon entering, you are welcomed by a spacious entrance hall that leads into a generous living room, complete with an inviting open fire, perfect for cosy evenings. French doors seamlessly connect this space to a beautiful conservatory, which offers delightful views over the well-maintained garden. The modern breakfast kitchen is a true highlight, featuring a Rangemaster oven and integrated appliances, making it a joy for any home cook. This area flows effortlessly into a spacious utility room, which is complemented by a convenient ground floor shower room, enhancing the practicality of the home. Venturing upstairs, you will find two well-proportioned double bedrooms and a single bedroom, providing ample space for family living. The bathroom is equipped with a shower over the bath, catering to all your bathing needs. The generous garden is a standout feature, predominantly laid to lawn and adorned with well-stocked shrub borders. An extensive paved patio lies adjacent to the rear of the property, while a porcelain entertaining patio at the top of the garden offers an idyllic setting for al-fresco dining during the warmer months. Additionally, a sizeable timber garden shed provides the perfect solution for storing gardening tools and equipment. To the front of the property, a drive accommodates parking for up to four vehicles, ensuring convenience for family and guests alike. With no upward chain, this delightful home is ready for you to move in and make it your own.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Hall

Enter into this warm and welcoming hall where you will find quarry tiled flooring, a radiator set into a decorative cabinet and a useful storage cabinet . The stairs rise to the first floor.

Living Room 22'3" x 12'10" (max) 10'11" (min) (6.78m x 3.91m (max) 3.33m (min))

A spacious lounge having a window to the front aspect with the real focal point being the brick inglenook fireplace housing an open fire to enjoy cosy nights in the winter months. French doors open into the conservatory

Conservatory 13'2" x 10'9" (4.01m x 3.28m)

This lovely addition links the indoors to the garden with a set of French doors opening onto the patio, ceramic floor tiles and a radiator.

Breakfast Kitchen 12'9" x 15'4" (3.89m x 4.67m)

This super modern breakfast kitchen is fitted with a wide range of grey cabinets with complimenting surfaces. Stainless steel bowl and a half sink unit with mixer taps. Rangemaster oven with extractor canopy. Integral dishwasher and fridge-freezer. There is a breakfast peninsular seating for four. Ceramic tiled flooring throughout. A door gives access to the outside.

Utility Room 9'x 9'3" (2.74mx 2.82m)

Fitted with a range of base cabinets with complimenting surfaces. Composite bowl and a half sink unit with mixer taps. there is space for a washing machine , tumble dryer and fridge.

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Shower Room 9'3" x 5'7" (2.82m x 1.70m)

Fitted with a low level WC, pedestal wash hand basin, corner shower cubicle, ceramic wall tiling and vinyl flooring. Obscured glazed window to the front aspect.

Landing

The boarded loft is accessed via a pull down ladder, power and light are connected .

Bedroom One 11'11" x 11'11" (3.63m x 3.63m)

A king-sized bedroom with a window to the rear aspect and a radiator. There is ample room for wardrobes and bedroom furniture.

Bedroom Two 1011" x 9'11" (308.15m x 3.02m)

A double bedroom with dual front aspect windows and a radiator. There is ample room for wardrobes and bedroom furniture.

Bedroom Three 9' x 8'11" (2.74m x 2.72m)

A single bedroom with a window to the rear aspect and a radiator.

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Bathroom 9'9" 5'5" (2.97m 1.65m)

Fitted with a low level WC, pedestal wash hand basin, bath with shower over. Ceramic wall tiles, radiator and viny flooring.

Bathroom (Photo Two)

Garden

The generous garden is mainly laid to lawn with well stocked shrub borders, there is an extensive paved patio adjacent to the rear of the property and also a porcelain entertaining patio situated at the top of the garden which is the perfect spot to enjoy al-fresco dining in the summer months. There is a sizeable timber garden shed, the perfect space to store all your gardening tools . Gated side access to the front.

Garden (Photo Two)

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Garden (Photo three)

Outside & Parking

To the front you will find a block paved drive which provides off road parking for up to four vehicles .

Note for Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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Floor Plan

Total area: approx. 142.4 sq. metres (1532.9 sq. feet)

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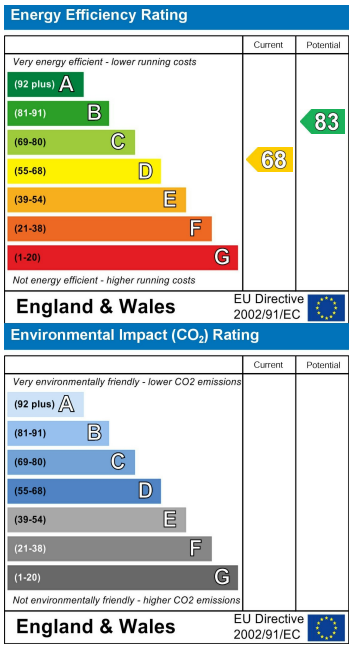
Area Map

Energy Efficiency Graph