

## 14 Gale Close, Lutterworth, LE17 4LL



**£269,950**

Nestled in a quiet and desirable location on Gale Close in Lutterworth, this charming semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for comfortable living. Upon entering, you will find a welcoming lounge that offers a perfect space for relaxation and entertaining. The adjoining dining room creates a seamless flow for family meals and gatherings, while the kitchen is functional and ready for your personal touch. One of the standout features of this home is the private garden, which offers a tranquil retreat for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air. Additionally, the property includes a detached garage, providing valuable storage space, along with a shared drive for convenient parking. The property is offered with no upward chain. With its tucked-away position and close proximity to local amenities, this home is a rare find in the Lutterworth area. Do not miss the chance to make this delightful property your own.

*Service without compromise*

Hall



Enter the property via a composite front door to where you will find the stairs that rise to the first floor. Oak laminate flooring throughout and a radiator.

Cloakroom 6'2" x 2'7" (1.88m x 0.79m)



Fitted with a low-level W/C, hand wash basin set onto a vanity cupboard. Oak laminate flooring throughout. A radiator and an opaque window to the front aspect.

Lounge 14'11" x 13'1" (4.55m x 3.99m)



With a bay window to the front aspect, under stairs storage cupboard and a radiator. The lounge opens through to the dining room.

Dining Room 8'1" x 7'7" (2.46m x 2.31m)



**Kitchen 8'2" x 8'1" (2.49m x 2.46m)**



The kitchen is fitted with oak fronted cabinets with complimenting work surfaces, NEFF built under oven, gas hob with extractor fan and composite bowl and a half sink unit with mixer taps. There is space for a washing machine, tumble dryer and fridge freezer. A window to the rear aspect and a UPVC door to the garden. Laminate flooring throughout and a radiator.

## Landing

The fully boarded loft is accessed via a pull down ladder. There is light connected.

**Bedroom One 11;10" x 9'3" (3.35m;3.05m x 2.82m)**



A double bedroom with built in sliding wardrobes. A window to the front aspect and a radiator.

**Bedroom Two 11'2" x 9'0" (3.40m x 2.74m)**



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

**Bedroom One (Photo Two)**



## Bedroom Three/Work From Home Office 8'5" x 6'10" (2.57m x 2.08m)



A single bedroom with a window to the rear aspect and a radiator. This room is currently being used as a work from home office by the current owners. Oak laminate flooring throughout.

## Bathroom 6'6" x 6'6" (1.98m x 1.98m)



Fitted with a low-level W/C, pedestal hand wash basin and a bath with a shower over. Vinyl flooring throughout and ceramic wall tiling. A radiator.

## Bathroom (Photo Two)

## Garden



The garden is mainly laid to lawn with a paved patio. Gated side access.

## Outside & Parking

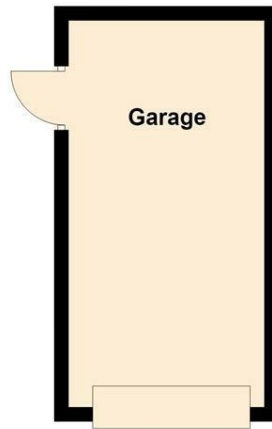
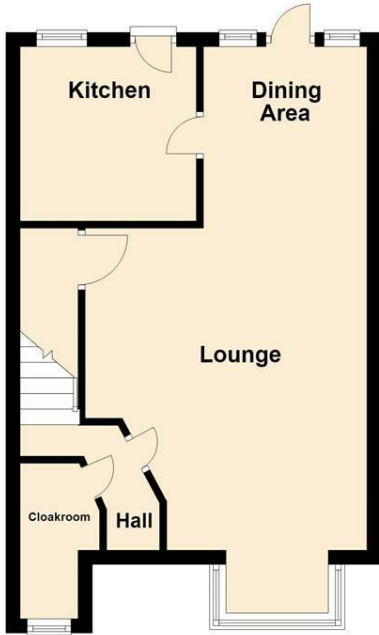


There is a detached single garage which has an up and over door to the front as well as a personal door to the side. There is parking for up to two vehicles.

## Floor Plan

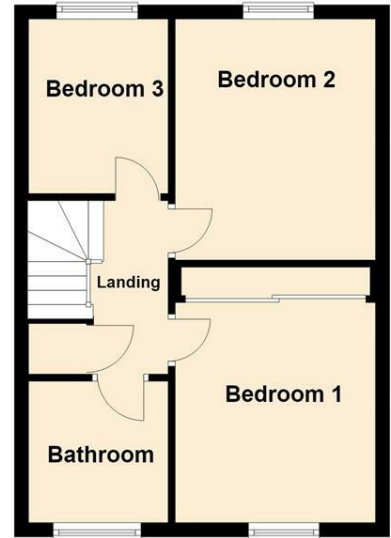
### Ground Floor

Approx. 51.4 sq. metres (553.1 sq. feet)



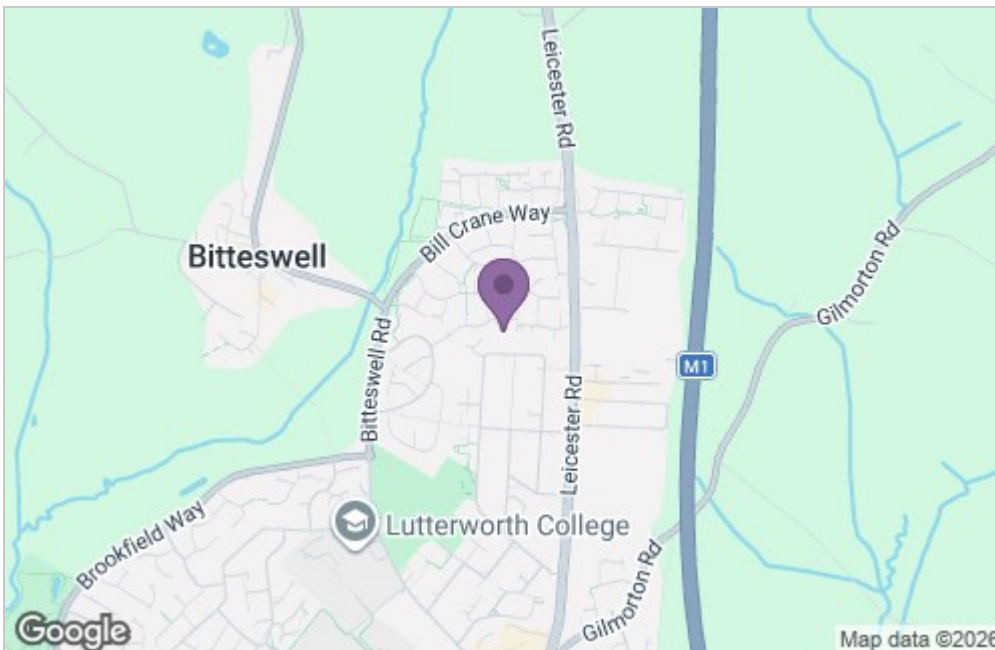
### First Floor

Approx. 35.3 sq. metres (380.2 sq. feet)

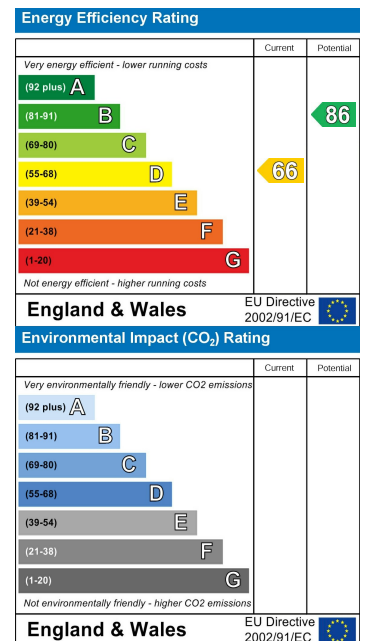


Total area: approx. 86.7 sq. metres (933.2 sq. feet)

## Area Map



## Energy Efficiency Graph



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