

24 Baker Street, Lutterworth, LE17 4BG



£325,000

Located on the charming Baker Street in Lutterworth, this delightful detached house presents a fabulous opportunity for those seeking a new home. With three well-proportioned bedrooms, this property is ideally situated within easy walking distance of the town centre and its various amenities, making it a perfect choice for families or individuals alike. As you enter, you are welcomed by a porch that leads into a spacious lounge, which seamlessly opens into the dining room with elegant French doors. These provide a lovely view of the private garden, perfect for entertaining or simply enjoying a quiet moment outdoors. The kitchen is well-equipped, catering to all your culinary needs, while a convenient cloakroom and utility room are located just off the kitchen. Venturing upstairs, you will find two generous double bedrooms, alongside a family bathroom that features a separate shower, ensuring comfort and convenience for all. The second floor hosts an additional double bedroom, providing ample space for family or guests. The outdoor space is equally impressive, with a private garden adorned with well-stocked shrub borders, creating a tranquil retreat. For added practicality, the property includes two brick-built stores and a timber garage, while a driveway offers off-road parking for two vehicles. With no upward chain, this home is ready for you to make it your own. Don't miss this wonderful opportunity to secure a charming residence in a sought-after location.

Service without compromise

Porch 3'9" x 3'0" (1.14m x 0.91m)

Enter via wooden front door where you find a coir matting and a glazed door opening into the lounge .

Lounge 14'10" x 13'5" (4.52m x 4.09m)



This spacious lounge has a window to the front aspect and a woodburning stove set onto a tiled hearth (we cannot confirm this is in working order).

Dining Room 11'00" x 11'10" (3.35m x 3.61m)



Opening through from the lounge this is the perfect space to entertain friends and family, with a set of French doors opening into the garden.

Kitchen 10'7" x 6'3" (3.23m x 1.91m)



Fitted with a range of cabinets with complimenting surfaces. Composite bowl and a half sink unit with mixer taps. Built in oven, ceramic hob and extractor canopy over. The appliances include a fridge and a dishwasher. Vinyl flooring throughout.

Utility 6'3" x 2'8" (1.91m x 0.81m)



Situated at the rear of the property just off the kitchen there is space for a washing machine and tumble dryer. Vinyl flooring throughout. A door gives access to the outside store and garden.

Cloakroom 5' x 3' (1.52m x 0.91m)



Fitted with a low level WC and a corner wash hand basin. There is a opaque glazed window to the side aspect and vinyl flooring.

Bedroom One 15' x 12' (4.57m x 3.66m)



A double bedroom situated at the front of the property having dual aspect windows and built in wardrobes.

Bedroom Two 15'11" x 12' (4.85m x 3.66m)



This spacious double bedroom is accessed from the staircase and is incorporated into the landing which has an airing cupboard and access to the bathroom. There is a window to the rear aspect and a cast iron fireplace .

Bathroom 10'11" x 10' (3.33m x 3.05m)



Fitted with a low level WC and a bidet. Pedestal wash hand basin. Bath and separate shower cubicle with ceramic wall tiles. Dual aspect opaque windows to the rear.



Bedroom Three 12'2" x 15'6" (3.71m x 4.72m)



This spacious second floor double bedroom has a window to the front aspect, timber beams and generous under eaves storage.

Garden



The pretty cottage style garden has a block paved seating area with steps leading up to a further paved patio seating area. There are retained and well stocked shrub borders adding colour and interest all year round. There are two brick built stores .

Garage & Parking 17' x 10' (5.18m x 3.05m)



There is a timber garage with a personal door to the side and a set of double doors to the front power and light is connected . The block paved drive provides off road parking for two vehicles.

Note For Prospective Buyers

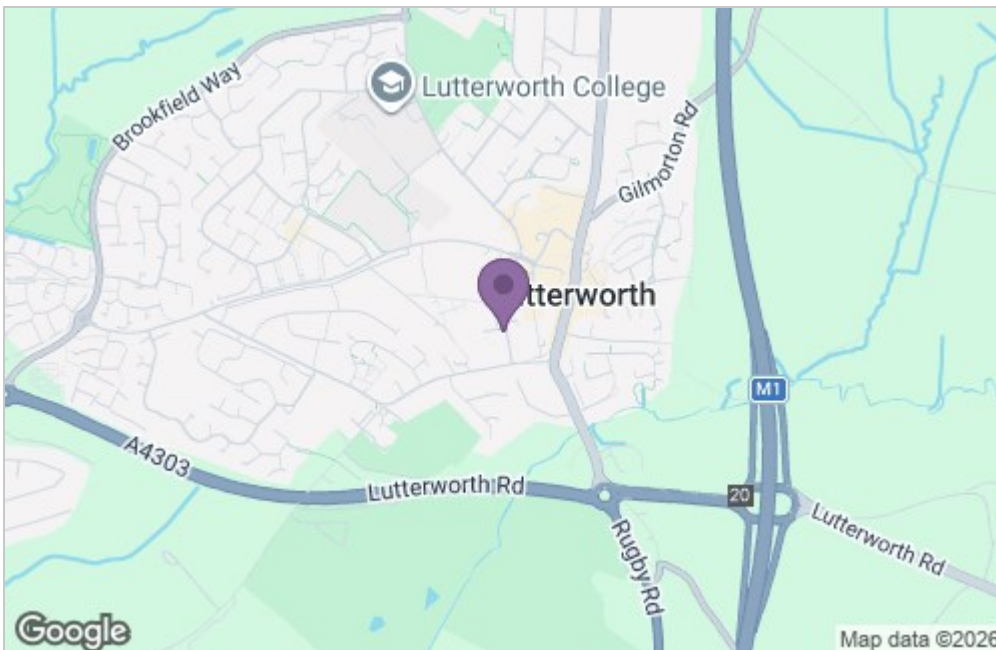
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

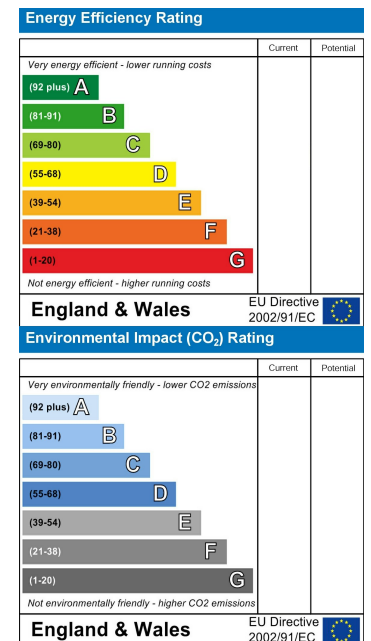


Total area: approx. 104.8 sq. metres (1128.5 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise