



TO LET

£700.00 Per calendar  
month

48B MARKET STREET  
LUTTERWORTH | LE17 4EH

- Unfurnished
- First Floor Flat
- Close to Town Centre

## LOCATION

Located in the popular market town of Lutterworth, the property is within easy walking distance of the town centre, offering a range of local shops, cafés, supermarkets, and everyday amenities. Lutterworth also benefits from excellent transport links, with easy access to the M1, M6, and A5, making it ideal for commuters travelling to Leicester, Rugby, Coventry, and surrounding areas.

## DESCRIPTION

Spacious 1 bedroom flat in Lutterworth, conveniently located close to the town centre. Recently redecorated with newly painted walls and brand new carpets to be fitted throughout. Features double glazing, a modern shower room, and a bright, spacious living area. Ideal for a single professional or couple. Please note: no parking available.

The flat benefits from gas central heating, gas hob and an integrated electrical oven.

## ACCOMMODATION

Accommodation comprises of a ground floor entrance, staircase leading to a first floor landing. Spacious bedroom, living room, kitchen and bathroom accessed via the landing.

## EPC

The EPC is currently being assessed.

## VAT

The Property is not opted to tax and therefore VAT is not applicable to the rent quoted.

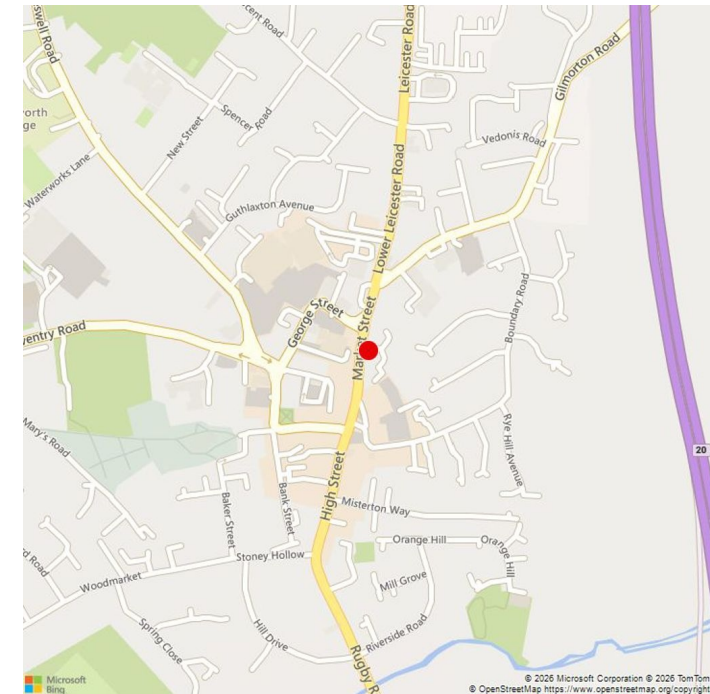
## VIEWINGS

Viewings to be accompanied by a Wells McFarlane staff member.

## OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior

to an acceptance of an offer by the vendor or landlord.





**SUBJECT TO CONTRACT Disclaimer:**

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