



Connells

Vedonis Road
Lutterworth



Property Description

CALLING ALL FIRST TIME BUYERS

Connells are delighted to bring to market the opportunity to acquire this impressive and deceptively spacious, three bedroom semi-detached home on Vedonis Road, in Lutterworth, Leicestershire. In brief, Vedonis Road comprises of; entrance hall, downstairs cloakroom room, spacious lounge, modern open plan kitchen/diner, three generous bedrooms with en suite to master, and family bathroom. Externally, there is a well maintained rear garden, and allocated off road parking for approximately two vehicles to the side.

Lutterworth is a small town in the Harborough district of Leicestershire and has good access to local shops and amenities including a doctors surgery, shops, pubs and post office. There is also a butchers, a garden centre with cafe, an 18 hole golf course and churches. It is also within easy reach of the M1/M69 and M6 motorway networks as well Rugby Station giving quick access to both London and Birmingham. The village sits within the catchment areas of many renowned schools and is also the location of the White Swan Public House and Restaurant that is owned by a Micheli-trained chef. Rugby Town Centre is also just a short 20 minute drive away offering a great selection of High Street & independent shops as well as a wide range of restaurants, bars, coffee shops and the popular Elliott's Field Retail Park.

Don't miss out and call us today on 01788

579880 to arrange your exclusive viewing on this exceptional home.

Shared Ownership Information

35% shared ownership

Rent: £451.24 per month

Service charge: £35.49 per month

Lease length: 116 years remaining

Additional Features

Gas central heating

Double glazing

EPC rating: B

Council tax band: C

Entrance

A welcoming entrance hall with stairs rising to the first floor landing.

Downstairs Cloakroom

Low level WC, sink, heated towel rail and frosted window to the front aspect.

Lounge

Spacious family lounge featuring an understair storage cupboard and windows to the front and side aspect.

Kitchen/Diner

A modern open plan kitchen/diner, featuring a range of wall and mount base units, sink & drain, plus an integrated oven with induction hob and extractor fan. There is additional space for a fridge freezer, dish washer and washing machine. There are double doors leading to the rear garden and window to the rear aspect.

Landing

First floor landing with built in storage cupboard and loft hatch providing loft access.

Bedroom One

Featuring space for a wardrobe, built in storage cupboard and window to the front aspect.

En Suite

En suite off the master bedroom with double walk in shower, low level WC, sink, and frosted window to the front aspect.

Bedroom Two

Featuring space for wardrobe and window to the rear aspect.

Bedroom Three

Featuring space for a wardrobe and window to the rear aspect.

Bathroom

Family bathroom with built in bath and shower over, low level WC, heated towel rail and frosted window to the side aspect.

Rear Garden

A low maintenance rear garden with laid to lawn with patio area and a storage shed.

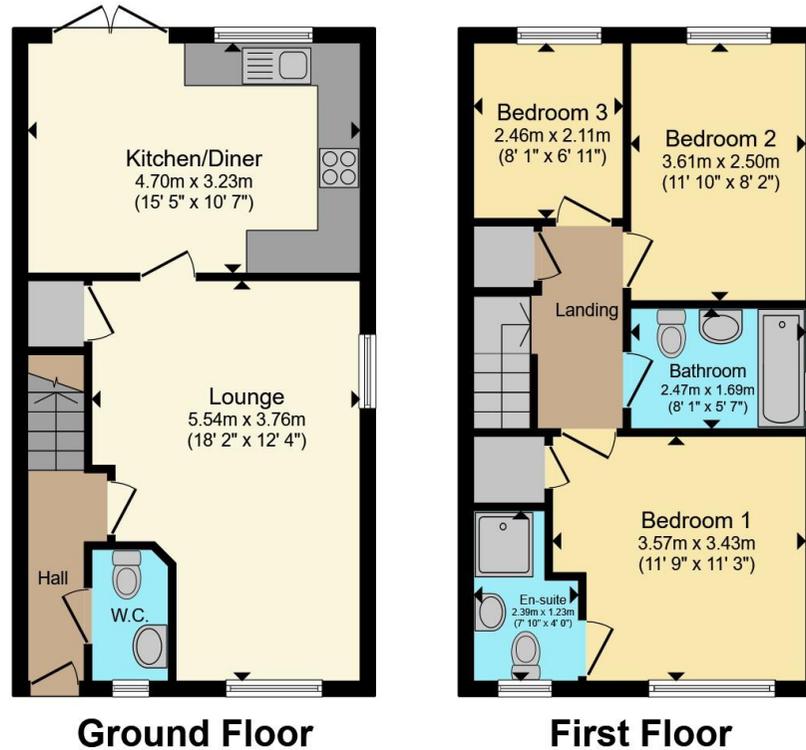
Parking

The property comes with allocated off road parking for approximately two vehicles, plus further on street parking to the front.









Total floor area 83.6 m² (900 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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25 Regent Street
 RUGBY CV21 2PE

EPC Rating: B Council Tax Band: C

Service Charge: Ask Agent Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/RBY107921

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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