



**15 Butt Lane, Lutterworth, LE17 6LN**

**£249,950**

Situated within the ever popular South Leicestershire village of Husbands Bosworth, this well presented family home has spacious and well appointed accommodation briefly comprising: Entrance hallway, Living / dining room, Kitchen, Garden room, Three good sized bedrooms, Bathroom and a W/c. Outside: Enclosed rear garden, Driveway parking and a Garage.

### Entrance Hallway

With stairs off rising to the first floor and a door to the living room.

### Living / Dining Room



With dual aspect windows, a storage cupboard, access to the kitchen and a feature log burning stove.

### Additional Image



### Additional Image



### Kitchen



The modern kitchen is fitted with a range of eye level and base level storage units with worksurfaces over and tiled splashbacks. There is a fitted electric oven and hob with an extractor hood over, together with space / plumbing for a washing machine.

### Additional Image



### Garden Room



An excellent addition to the property which provides a further

versatile living space. With windows overlooking the rear garden and a good to outside.

### First Floor Landing

#### Bedroom



With a window to the rear aspect.

#### Bedroom



With a window to the front aspect and a storage cupboard.

#### Bedroom



With a window to the front aspect.

#### Bathroom



With a window to the rear aspect, fitted with a bath with shower over and a pedestal wash basin.

#### W/c



With a window to the rear aspect, fitted with a low level w/c.

## Outside



The enclosed rear garden is laid largely to lawn with a paved patio area and raised surrounding flower beds.

To the front of the property is driveway parking and access to the garage.

### Additional Image



### Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

### Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

### Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a

major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

- \* THE local agent
  - \* FREE market appraisal
  - \* REALISTIC valuations based on local market knowledge
  - \* EXTENSIVE advertising for maximum exposure
  - \* COMPETITIVE fees
  - \* REGULAR client feedback
  - \* MORTGAGE advice available
  - \* NO sale no fee
  - \* ACCOMPANIED viewing's where necessary
  - \* INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own [www.carltonestates.co.uk](http://www.carltonestates.co.uk)
- CALL US NOW ON 0116 284 9636

### Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

### Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



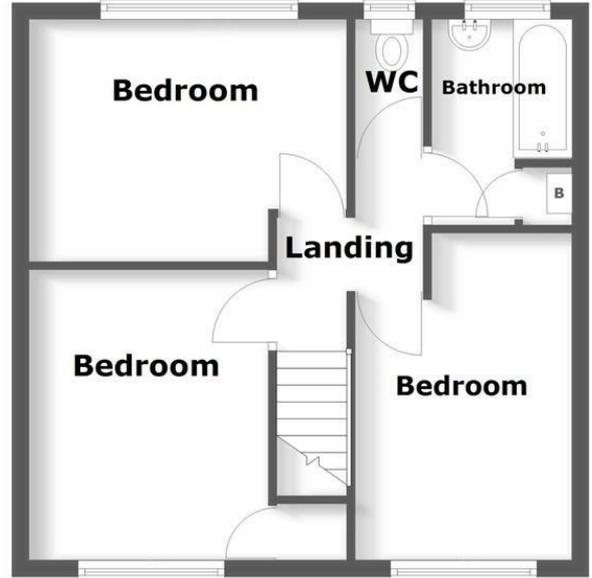
## Ground Floor

Approx. 55.5 sq. metres (597.5 sq. feet)



## First Floor

Approx. 42.0 sq. metres (452.3 sq. feet)



Total area: approx. 97.5 sq. metres (1049.8 sq. feet)



| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Vary energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          |           |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| 39  | 60        |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|
| Current   | Potential |
| Vary environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>  |           |
| (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales   |           |
| EU Directive 2002/91/EC   |           |