



## 9 Chestnut Avenue , Lutterworth, LE17 4TJ

**\*\* STUNNING REAR EXTENSION - FEATURE ROOF LANTERN - BI-FOLDING DOORS \*\***

An Exceptional Extended & Renovated Detached Bungalow in Sought-After Lutterworth - Offered with NO ONWARD CHAIN.

This beautifully presented three-bedroom detached bungalow has been thoughtfully EXTENDED and stylishly RENOVATED, creating a modern and inviting home in one of Lutterworth's most desirable residential areas. With fresh decor, new carpets, and an abundance of natural light, it is ready to move straight into.

The accommodation begins with an entrance hall leading to a sleek fitted kitchen, and a truly impressive and spacious open-plan lounge diner. Designed for modern living, this versatile space is enhanced by a STRIKING ROOF LANTERN and BI-FOLDING DOORS, which seamlessly connect the indoors to the enclosed rear garden - perfect for entertaining or relaxing.

Guide price £320,000

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- Extended & Renovated detached bungalow
- Driveway parking for up to three vehicles
- Bi-folding doors opening onto the enclosed rear garden
- Excellent transport links including M1, M6 & A5
- Offered for sale with no onward chain
- Entrance hall & modern fitted kitchen
- Refitted contemporary shower room
- Three spacious double bedrooms
- Impressive open-plan lounge diner with roof lantern
- Freshly decorated with new carpets throughout

## Entrance Hall

14'7" x 3'5" (4.45 x 1.05)

## Bedroom Three

10'5" x 8'11" (3.18 x 2.72)

## Kitchen

11'10" x 7'5" (3.62 x 2.28)

## Diner

14'4" x 11'10" (4.38 x 3.63)

## Lounge

16'11" x 12'5" (5.17 x 3.80)

## Shower Room

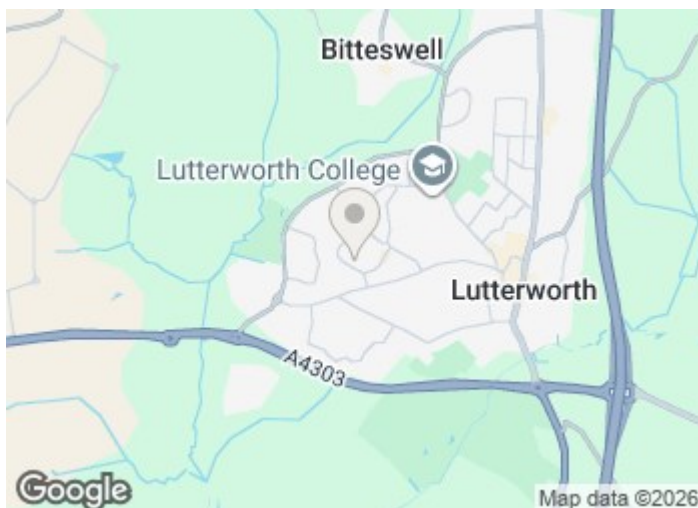
7'10" x 6'8" (2.39 x 2.05)

## Bedroom One

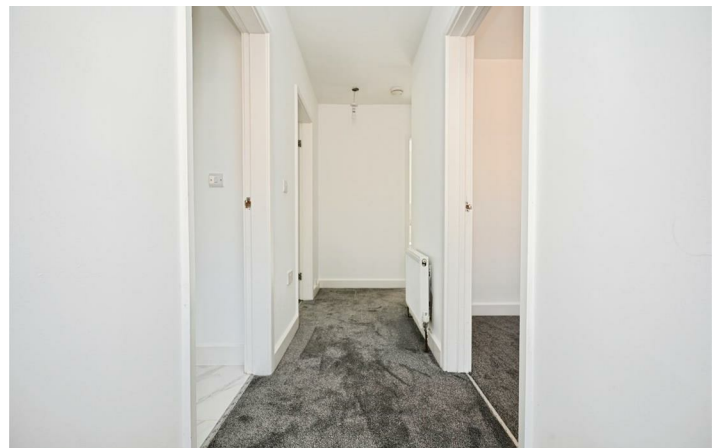
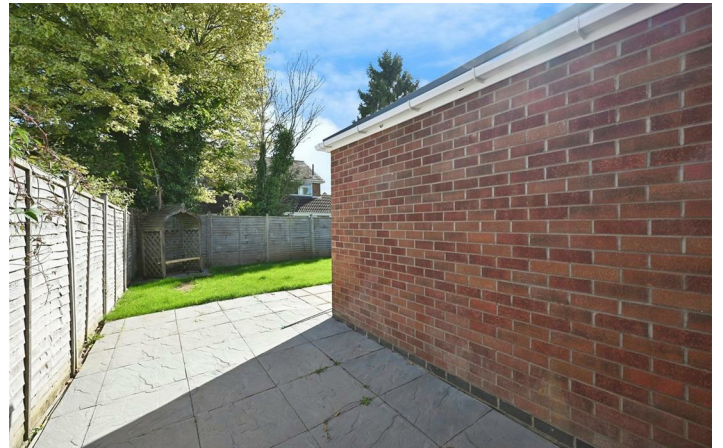
13'11" x 10'0" (4.25 x 3.06)

## Bedroom Two

15'8" x 7'8" (4.80 x 2.35)



[Directions](#)



# Floor Plan



**Floor Plan**  
Floor area 91.6 sq.m. (986 sq.ft.)

Total floor area: 91.6 sq.m. (986 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

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