

66 Tennyson Road, Lutterworth, LE17 4XA



Offers Around £400,000

Situated on the desirable Tennyson Road in Lutterworth, this detached house offers an ideal family home with ample space and modern conveniences. The property has been thoughtfully extended to provide four well-proportioned bedrooms, making it perfect for families seeking comfort and style. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient ground floor shower room. The heart of the home is undoubtedly the spacious dining kitchen, which boasts elegant granite surfaces and a range cooker, perfect for culinary enthusiasts. Adjacent to the kitchen, the lounge and dining room create a harmonious flow, with the latter featuring French doors that open directly into the garden, allowing for a seamless indoor-outdoor living experience. Three of the bedrooms come equipped with fitted wardrobes, providing ample storage space, while the family bathroom features a shower over the bath, catering to the needs of a busy household. The outdoor space is equally impressive, with a garden primarily laid to lawn, complemented by attractive shrub borders. A paved patio area offers a perfect spot for al fresco dining, while a timber decked area with a pergola at the top of the garden creates a tranquil retreat for relaxation. For those with vehicles, the block-paved driveway provides generous parking, and double wrought iron gates lead to additional parking space and a detached single garage, ensuring convenience for all. This property is situated in a popular residential area, within easy reach of local amenities, making it an excellent choice for families looking to settle in a vibrant community. With its blend of modern features and spacious living areas, this home is sure to impress.

Service without compromise

Hall



Enter the property via a UPVC front door that opens into the hall with a window to the front aspect. In the hall, the stairs rise to the first floor accommodation. Luxury vinyl flooring throughout and a radiator.

Shower Room 5'11" x 10'4" (1.80m x 3.15m)



Fitted with a low-level WC and a wash hand basin. Shower with ceramic wall tiles. Chrome heated towel rail. There is ceramic floor tiling throughout and an opaque window to the front aspect.

Lounge 18'6 x 12'2 (5.64m x 3.71m)



This spacious lounge has an attractive fireplace set on a granite backdrop and hearth. There is a large window to the rear aspect that overlooks garden. Two radiators. There is a door that leads through to the dining room.

Dining Room 12'10" x 10'0" (3.91m x 3.05m)



The dining room is a perfect space to entertain friends and family. A set of French doors open into the garden, that boasts a lavish amount of natural light into this space. Laminate flooring throughout and a radiator.

Dining Kitchen 24'5 x 7'10 (7.44m x 2.39m)



Fitted with a wide range of cabinets with granite surfaces over, composite under-mounted sink with mixer taps. The kitchen benefits from a Rangemaster oven with a six burner gas hob and extractor canopy over. There is an integrated dishwasher and space for a fridge freezer. A window to the front aspect as well as a Velux window. A side door that gives access to the drive.

Dining kitchen Photo 2



Landing

The landing benefits from a loft, a window to the side aspect and a radiator.

Bedroom One 12'1 x 12'4 (3.68m x 3.76m)



A double bedroom with mirror fronted sliding wardrobes and a window to the rear aspect overlooking the garden and a radiator.

Bedroom Two 9'2" x 13'10" (2.79m x 4.22m)



A double bedroom with mirror fronted sliding wardrobes. A window to the front aspect and a radiator.

Bedroom Three 10'0" x 11'5" (3.05m x 3.48m)



A double bedroom with mirror fronted sliding wardrobes. A window to the front aspect and a radiator.

Bathroom 6'11" x 7'0" (2.11m x 2.13m)



Fitted with a back to wall WC. Hand wash basin set onto vanity cupboards. The bath has a shower and side screen. Chrome heated towel rail, ceramic wall and floor tiles. Opaque window to the side aspect.

Bathroom Photo 2



Bedroom Four 12'0 x 10'0 (3.66m x 3.05m)



A double bedroom with a window overlooking the garden and a radiator. This room is currently being used as a work from home office.



Garden



The garden is mainly laid to lawn with shrub borders, there is a paved patio and a timber decked seating area with pergola over that is situated at the top of the garden.

Garden Photo 2



Rear Aspect



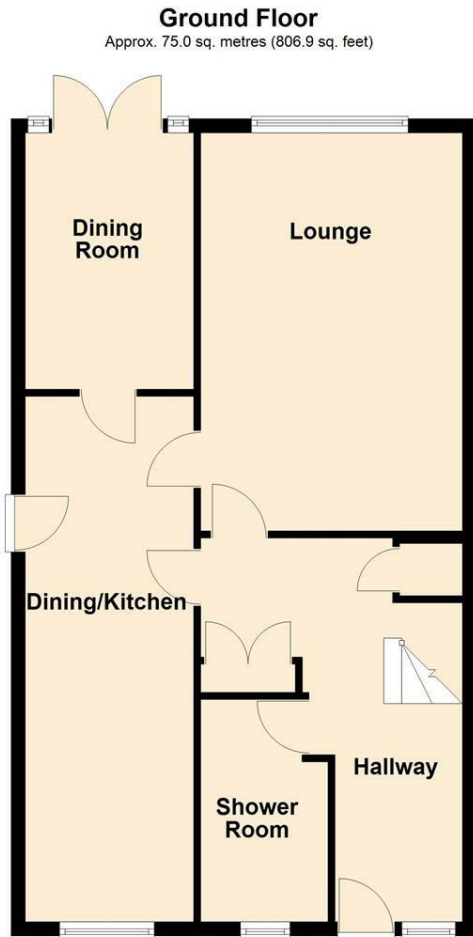
Garage & Parking

The block paved drive provides ample off road parking, a set of double wrought iron gates lead to further parking and the detached single garage. There is an outside tap and a double electric point.

Note For Prospective Buyers

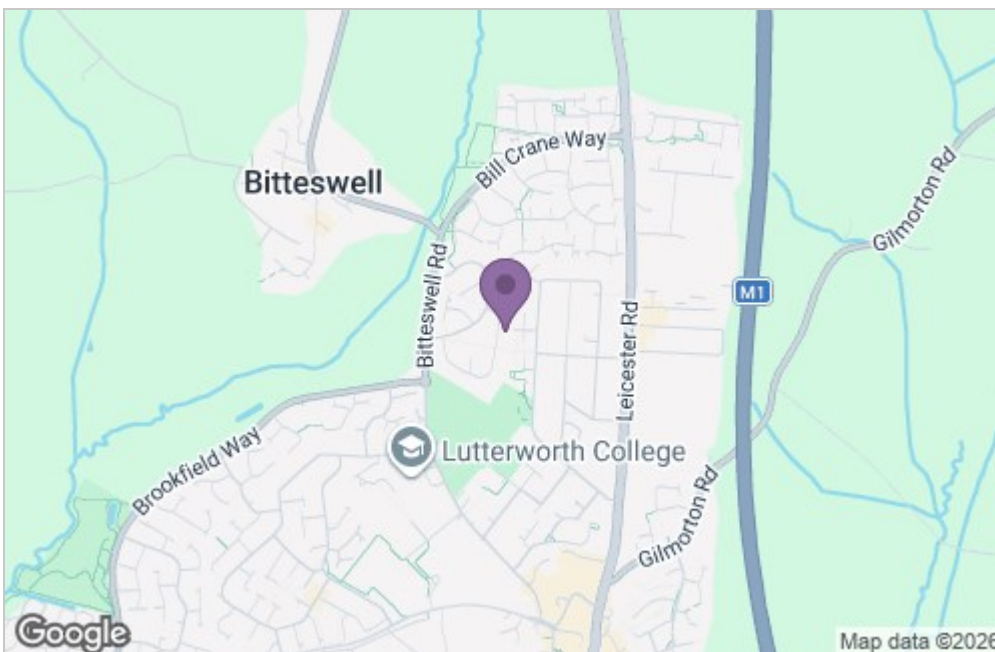
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan



Total area: approx. 141.9 sq. metres (1527.5 sq. feet)

Area Map



Energy Efficiency Graph

