



## Middleton House Ullesthorpe Road, Lutterworth, LE17 4SD

**£750,000**

Sitting at the edge of the highly regarded South Leicestershire village of Bitteswell, this FABULOUS detached family home has MASSES OF SPACE and has recently undergone some refurbishments. The property has beautifully appointed accommodation briefly comprising: Entrance hallway, Living / dining kitchen, Garden room, Dining / reception room, Utility and W/c. Over the first and second floor and SIX DOUBLE BEDROOMS and FIVE BATHROOMS! Outside: Generous and excised rear garden, Garage and a large Driveway. NO CHAIN!

### Entrance Hallway



A large entrance hallway with doors off to the majority of the ground floor accommodation.

### Living / Dining Kitchen



The recently upgraded kitchen is fitted with a modern range of Shaker style eye level and base level storage units with Granite worksurfaces over and matching upstands, together with an integral fridge / freezer, dishwasher and freestanding Range style cooker.

### Additional Image



### Additional Image



### Utility

With a matching range of storage units and a recently installed wall mounted boiler.

### Garden Room



This various windows overlooking the rear garden and double opening French doors to outside.

## Dining / Reception Room



A further reception with a bay window to the front aspect.

## Ground Floor W/c

### First Floor Landing

A galleried landing with doors off to all first floor accommodation and stairs off rising to the first floor.

## Bedroom



## En Suite



Fitted with a low level w/c, pedestal wash basin and a walk in shower cubicle. Heated towel rail / radiator.

## Bedroom



## En Suite



Fitted with a low level w/c, pedestal wash basin and a walk in shower cubicle. Heated towel rail / radiator.

## Bedroom

**Bedroom**

**Bathroom**



Fitted with a low level w/c, pedestal wash basin and a separate bath. Heated towel rail / radiator.

**Second Floor Landing**



**Bedroom**



**En Suite**



Fitted with a low level w/c, pedestal wash basin and a walk in shower cubicle. Heated towel rail / radiator.

**Bedroom**



**En Suite**



Fitted with a low level w/c, pedestal wash basin and a walk in shower cubicle. Heated towel rail / radiator.

## Outside



The enclosed and generous rear garden is laid largely to lawn with a paved patio area and gated side access. To the front of the property is a large driveway and access to the garage.

## Additional Image



## Additional Image



## 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.

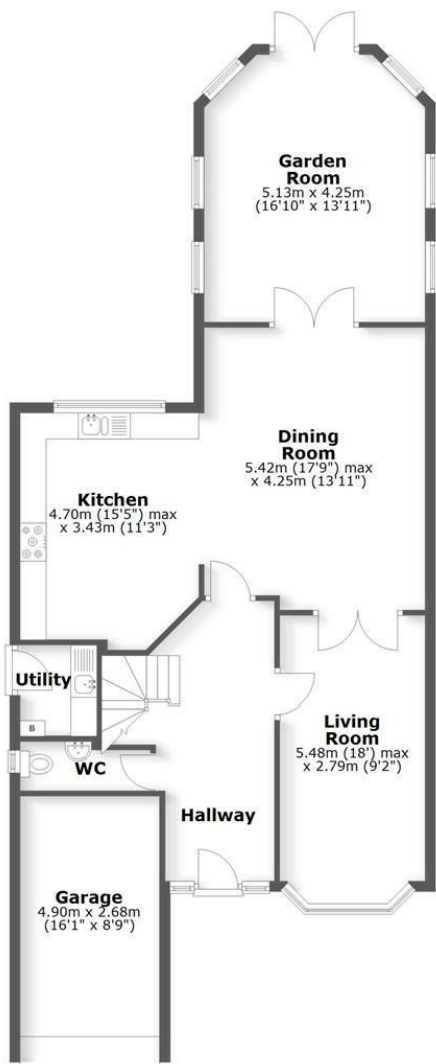
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

#### **Opening Hours**

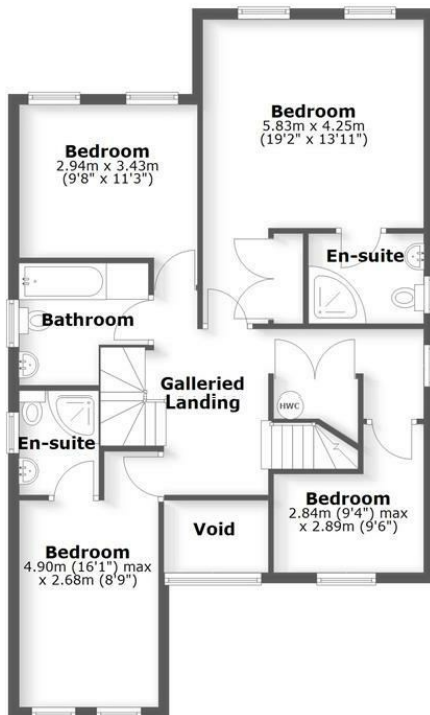
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



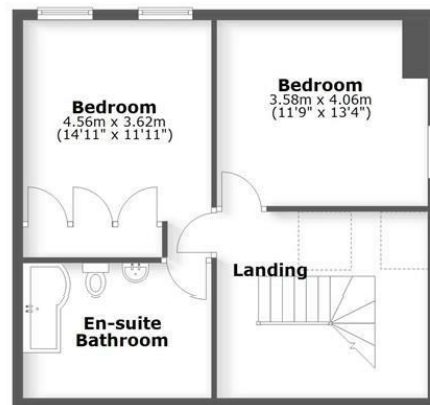
**Ground Floor**



**First Floor**



**Second Floor**



Energy Efficiency Rating		Current	Potential
Very 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	