



High Street, Lutterworth, LE17 4AT
£200,000 Leasehold


MARTIN&CO

High Street, Lutterworth

2 Bedrooms, 2 Bathroom

£200,000

- NO CHAIN AND VIEWING ADVISED
- LARGE AND REFURBISHED MODERN APARTMENT
- DOUBLE GLAZED AND GAS CENTRALLY HEATED
- TWO DOUBLE BEDROOMS
- GOOD SIZED LOUNGE
- LEASEHOLD 999 YEARS

NO CHAIN! A LARGE, REFURBISHED FIRST FLOOR APARTMENT IN THE TOWN CENTRE OF LUTTERWORTH.

Comprising entrance hallway, two double bedrooms, modern ensuite and main shower room, large lounge, study/utility room. Gas central heating and double glazed. Parking at the rear (subject to development).



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL 3' 8" x 15' 10" (1.12m x 4.83m) Providing access to all bedrooms, shower room and kitchen

BEDROOM 1 11' 6" x 14' 2" (3.52m x 4.32m) A good sized double bedroom having a carpeted floor and two white double glazed sash windows. Heated via gas central heating. Entrance to the ensuite shower room.

ENSUITE 4' 3" x 4' 5" (1.32m x 1.36m) Modern shower room. Having a separate cubicle with electric shower, WC and sink unit with storage beneath.

BEDROOM 2 12' 9" x 15' 2" (3.89m x 4.63m) A large double bedroom, having two UPVC double glazed sash windows and a carpeted floor. Heated via gas central heating.

LOUNGE 17' 0" x 14' 4" (5.20m x 4.37m) A good sized lounge having two double glazed sash windows and a carpeted floor. Decorated in a neutral colour and having a feature fireplace. The room is heated via gas central heating.

MODERN KITCHEN 9' 3" x 14' 8" (2.83m x 4.48m) A large and modern kitchen with light coloured units and work surfaces. Built in appliances includes an electric hob with extractor above, separate electric oven, and dishwasher.

UTILITY/STUDY 6' 3" x 6' 2" (1.93m x 1.89m) Just off the kitchen this room can be utilised as a utility room or an office. Having a large double glazed sash window, carpeted floor and decorated in a neutral colour.

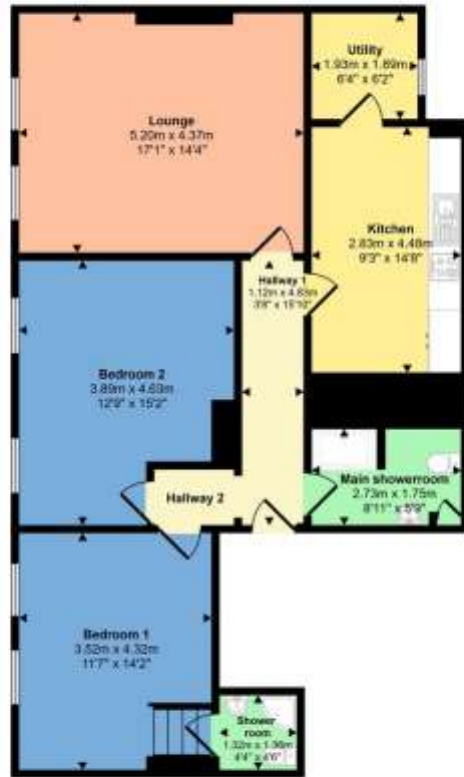
MODERN SHOWER ROOM 8' 11" x 5' 8" (2.73m x 1.75m) Modern shower room comprising separate shower cubicle, WC and sink. Modern condensing combi boiler located within cupboard.







Approx Gross Internal Area
92 sq m / 989 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Make Snappy 360.

Martin & Co Hinckley

99-109 Castle Street • • Hinckley • LE10 1DA

T: 01455 636349 • E: hinckley@martinco.com

01455 636349

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.