

93 Orchard Road, Lutterworth, LE17 4DA



£200,000

Situated in a tranquil corner of Orchard Road, Lutterworth, this two bedroom semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two generously sized double bedrooms, each offering ample space for wardrobes and personal touches, ensuring a restful retreat for all. Upon entering, you are welcomed by a hall that leads to a lounge, perfect for relaxation or entertaining guests. The breakfast kitchen is a highlight of the home, providing a warm and inviting space for family meals and morning coffee. The layout is both practical and appealing, making it ideal for modern living. The bathroom is conveniently located, serving the two bedrooms with ease. Outside, the mature garden offers a serene escape, perfect for enjoying the outdoors or tending to your gardening interests. Additionally, there is a parking space to the front of the property, adding to the convenience of this lovely home. Offered with no upward chain, this property is ready for you to move in and make it your own. Its tucked-away position in a popular location ensures a peaceful environment while still being close to local amenities. This semi-detached house is a wonderful opportunity for first-time buyers, small families, or those looking to downsize. Don't miss the chance to view this delightful home in Lutterworth.

Service without compromise

Hall



Enter via a composite front door where you will find the stairs rising to the first floor and a radiator.

Lounge 16'4 x 12'2 (4.98m x 3.71m)



The lounge has a window to the front aspect with an electric stove fire set onto a tiled hearth and a radiator.

Lounge (Photo Two)



Breakfast Kitchen 12'2 x 9'10 (3.71m x 3.00m)



Fitted with a range of cabinets with complimenting surfaces. Stainless steel sink with mixer taps. Hotpoint oven with induction hob. Space for a washing machine, fridge freezer and fridge. Vinyl flooring and a radiator. Window to the rear aspect and a glazed door giving access to the garden.

Breakfast Kitchen (Photo Two)



Landing



The loft space is accessed via a loft hatch. Internal doors to all first floor rooms.

Bedroom One 11'6 x 9'6 (3.51m x 2.90m)



A double bedroom with a window to the rear aspect and fitted wardrobes. A radiator.

Bedroom One (Photo Two)



Bedroom Two 12'00 x 10'11 (3.66m x 3.33m)



A double bedroom with a window to the rear aspect and fitted wardrobes. A radiator.

Bedroom Two (Photo Two)



Bathroom 6'11 x 5'8 (2.11m x 1.73m)



Fitted with a low level WC, pedestal wash hand basin and a panelled bath. Vinyl flooring and a radiator.

Bathroom (Photo Two)





Garden



The mature garden is surrounded by a variety of trees and shrubs. There are two garden sheds and a gate to the bottom of the garden gives access to a passage way.

Garden (Photo Two)



Outside & Parking

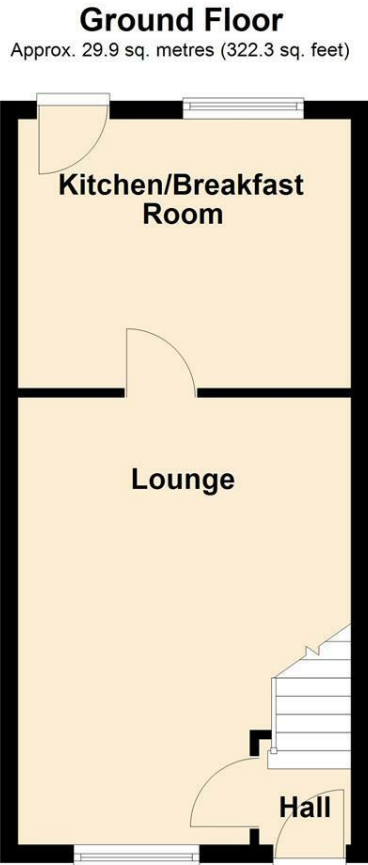


To the front you will find a parking space which is one and a half width.

Note For Prospective Buyers

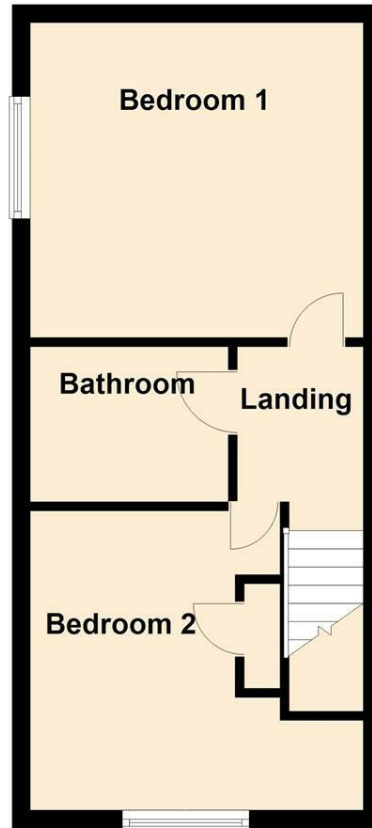
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan



First Floor

Approx. 29.4 sq. metres (316.3 sq. feet)

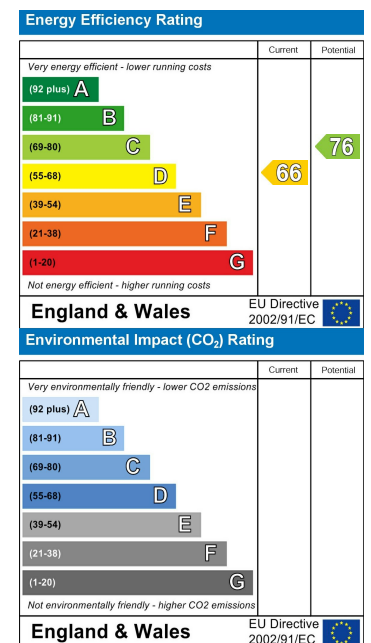


Total area: approx. 59.3 sq. metres (638.6 sq. feet)

Area Map



Energy Efficiency Graph



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