



22 Market Street, Lutterworth

Guide Price £200,000

CARTER





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PROPERTY EXPERTS

22 Market Street

Lutterworth

Beautifully presented 3-bed semi with modern kitchen, bright reception, low-maintenance garden, garage, parking, and move-in-ready interiors. Close to amenities in a friendly residential area.

Council Tax band: B

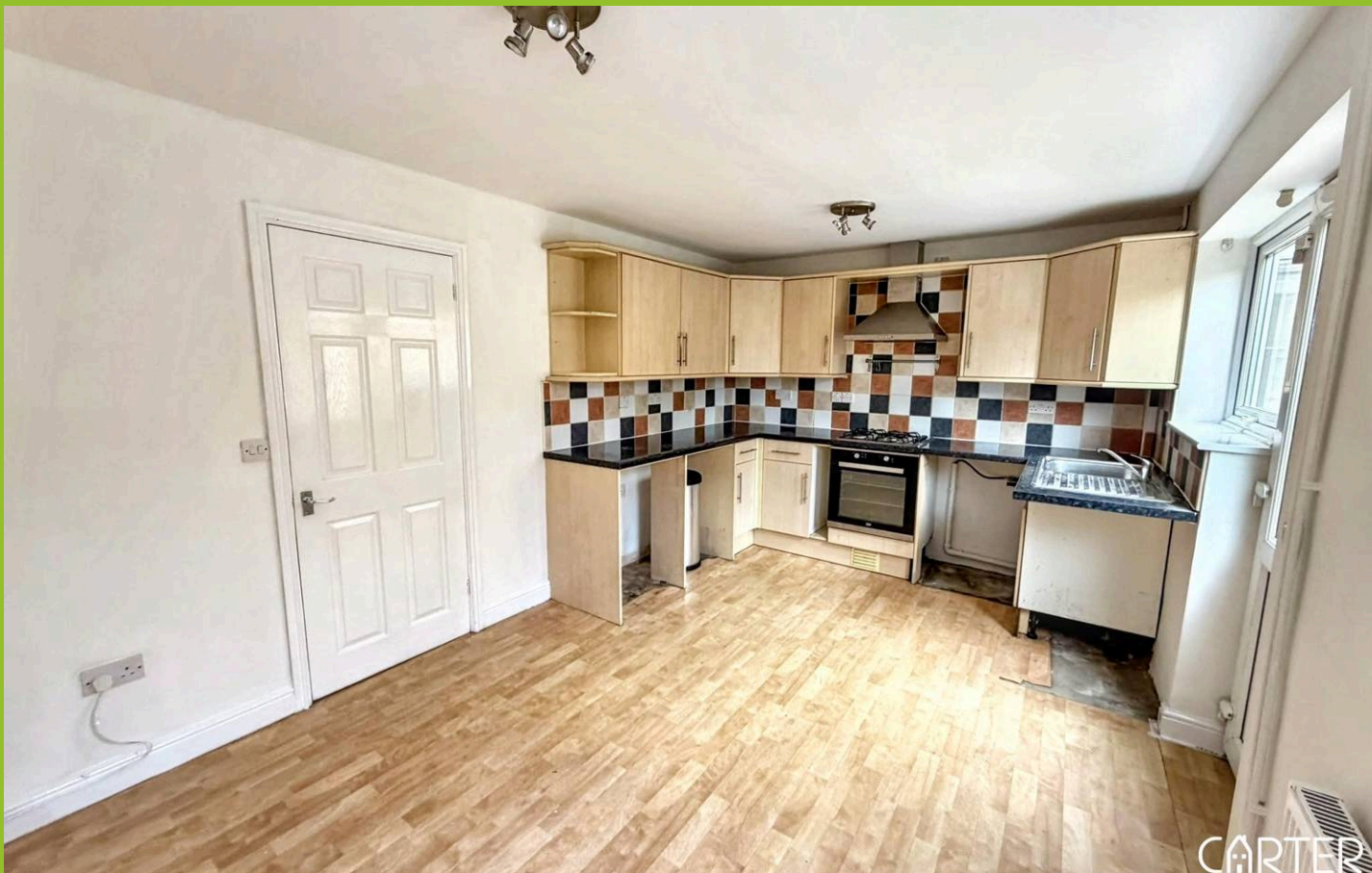
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- LARGE LOUNGE
- NO CHAIN - GREAT BUY TO LET (£900-£1000pcm)
- GREAT TRANSPORT LINKS
- 2 DOUBLE BEDROOMS & 1 SINGLE
- BATHROOM WITH SHOWER OVER
- TOWN CENTRE LOCATION
- EPC-C / COUNCIL TAX BAND-B
- GARAGE AND PARKING SPACE TO REAR
- LARGE KITCHEN/DINER
- FREEHOLD





Porch

5' 3" x 4' 4" (1.59m x 1.31m)

A practical and welcoming entrance porch providing an ideal space for coats, shoes and everyday storage. Benefitting from a glazed entrance door and side windows, the area enjoys plenty of natural light, creating a bright first impression upon entering the home. Finished with easy-maintenance flooring and wall-mounted coat hooks, this useful addition offers a convenient transition between the outdoors and the main accommodation.

Lounge

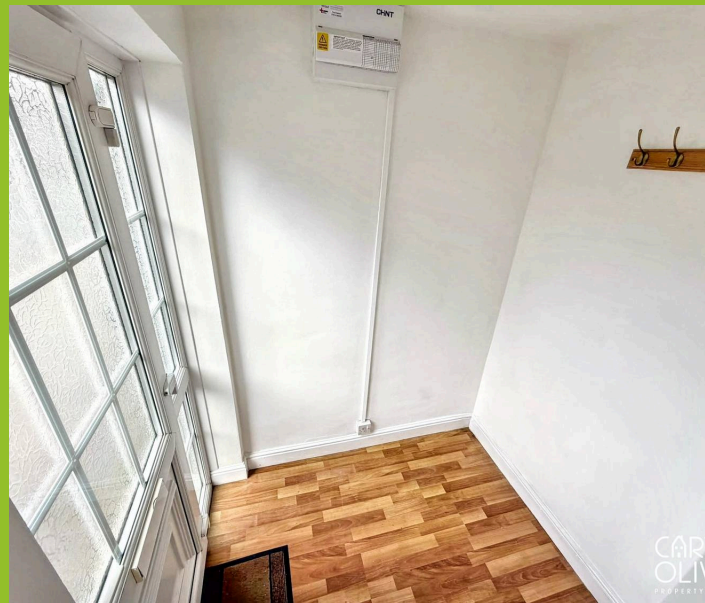
15' 1" x 13' 10" (4.59m x 4.21m)

A spacious and characterful lounge featuring exposed ceiling beams that add warmth and charm to the room. The generous floor area provides excellent flexibility for both seating and entertaining, while a large front-facing window allows natural light to flood the space. With wood-effect flooring, a staircase rising to the first floor, and direct access to the adjoining accommodation, this inviting reception room forms the heart of the home.

Kitchen / diner

15' 0" x 9' 9" (4.58m x 2.98m)

A bright and spacious kitchen/diner, perfectly designed for modern family living and entertaining. Fitted with a range of wall and base units complemented by contrasting work surfaces and a striking tiled splashback, the kitchen incorporates an integrated oven and hob with space for additional appliances. The generous dining area comfortably accommodates a family dining table, while dual aspect windows and a glazed rear door provide an abundance of natural light and convenient access to the garden. Finished with practical wood-effect flooring throughout, this versatile space forms the hub of the home.





Bathroom

6' 8" x 5' 8" (2.04m x 1.72m)

A well-proportioned family bathroom fitted with a three-piece suite comprising a panelled bath with shower over, low-level WC and pedestal wash hand basin. Complemented by tiled splashback areas and a frosted window providing natural light and privacy, the room offers a practical and functional layout. Finished with wood-effect flooring and a heated towel rail, this bright bathroom serves the property well for both family living and visiting guests.

Bedroom 1

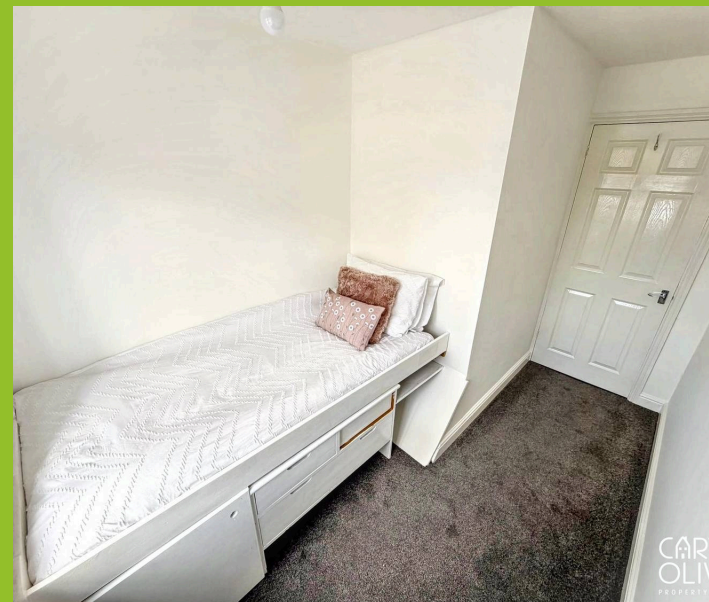
13' 10" x 7' 10" (4.22m x 2.40m)

A generously proportioned double bedroom offering excellent floor space for a range of bedroom furniture. The room benefits from a large window that allows plenty of natural light to fill the space, creating a bright and airy feel throughout. Finished with modern carpeting and neutral décor, the layout provides flexibility for wardrobes, drawers and additional furnishings, making it a comfortable and versatile principal bedroom.

Bedroom 2

9' 9" x 8' 10" (2.98m x 2.70m)

A well-proportioned double bedroom enjoying a pleasant outlook through the large window, which fills the room with natural light. Offering ample space for a double bed and freestanding furniture, the room is finished with modern carpeting and neutral décor, creating a bright and inviting atmosphere. An ideal guest bedroom, children's room or home office, providing flexibility to suit a variety of needs.





Bedroom 3

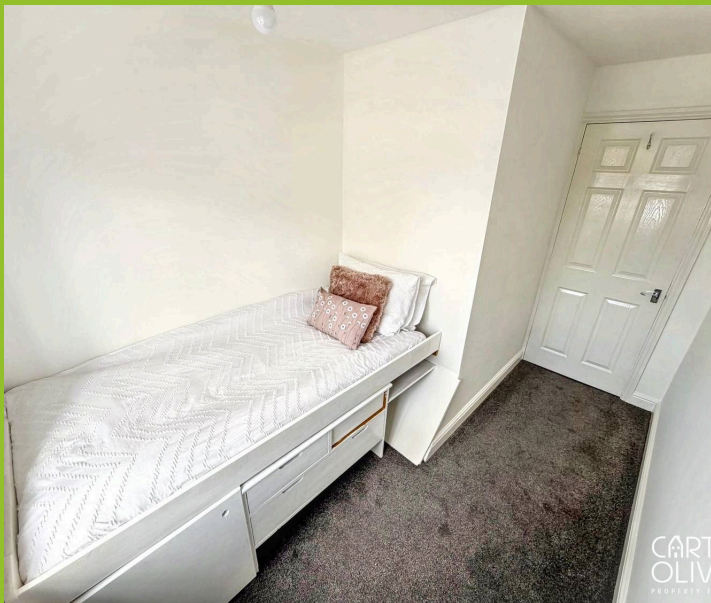
10' 7" x 6' 11" (3.22m x 2.10m)

A versatile single bedroom featuring a fitted single bed with useful built-in storage beneath, making excellent use of the available space. Finished with neutral décor and carpeting, the room offers a practical solution for a child's bedroom, guest room or home office. The thoughtful layout maximises functionality while maintaining a bright and comfortable feel.

Garage

16' 6" x 8' 4" (5.02m x 2.55m)

The single garage is attached to another one and there is 1 parking space to the front of it. This is accessed from Walker Manor Court, which is just off Market Street. You have an internal door which leads into the back garden, to save you walk to the front of the house.



GARDEN

A low-maintenance rear garden designed for ease of upkeep and outdoor enjoyment. Predominantly laid with decorative gravel, the space is complemented by a central paved pathway leading the garage for ease of access. Mature planting, established shrubs and enclosed boundaries create a private and attractive setting, while the generous layout provides ample space for outdoor seating, container gardening and entertaining during the warmer months. A practical and manageable outdoor space suitable for a variety of lifestyles.

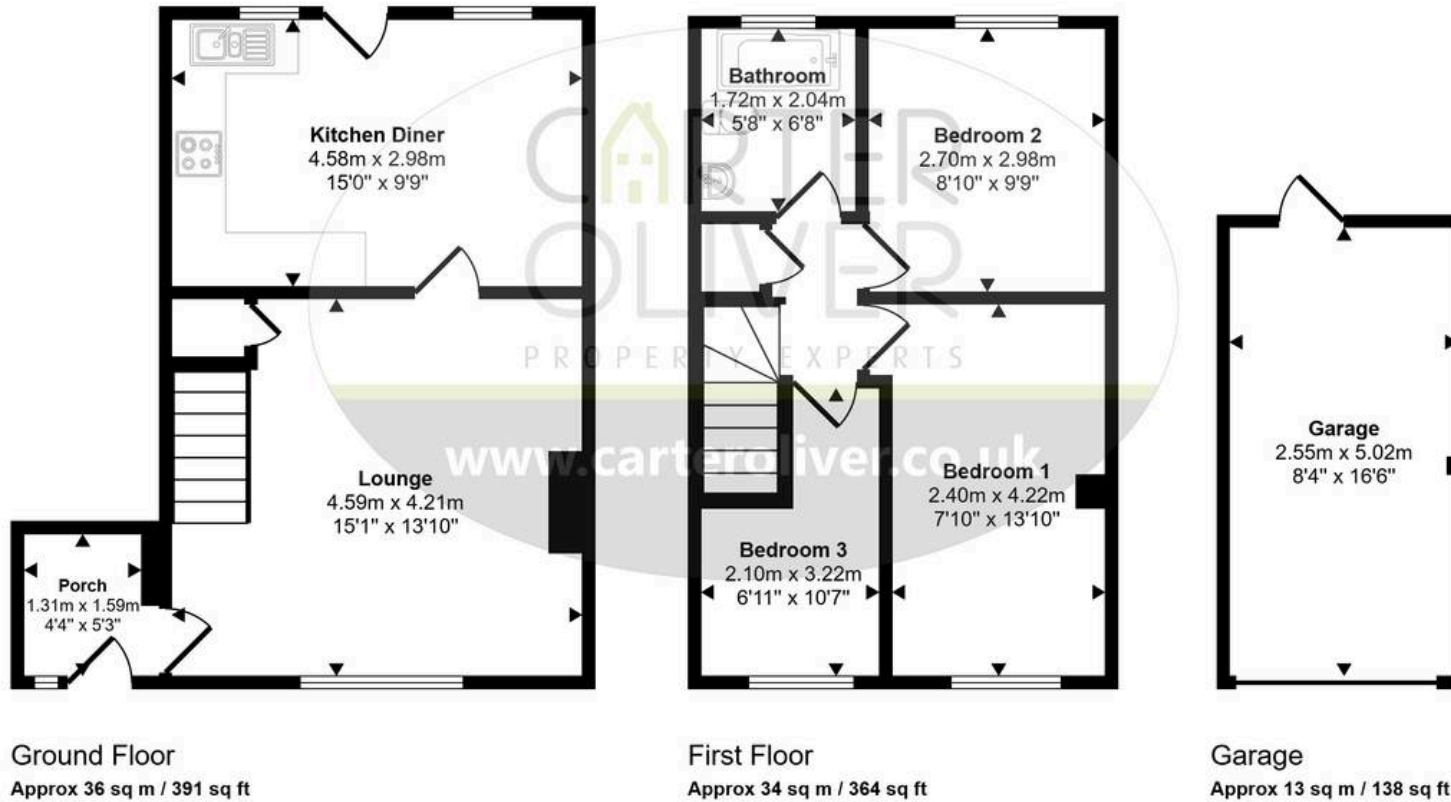
DRIVEWAY

1 Parking Space

The property benefits from a private driveway providing convenient off-road parking, with direct access to a single garage. Attached to the neighbouring garage, this practical space offers secure parking, storage potential or workshop use. The driveway is designed for ease of access and low maintenance, providing a valuable addition to the property's overall practicality and kerb appeal.



Approx Gross Internal Area
83 sq m / 892 sq ft



Ground Floor
Approx 36 sq m / 391 sq ft

First Floor
Approx 34 sq m / 364 sq ft

Garage
Approx 13 sq m / 138 sq ft

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 Made Snappy 360.



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