

27 Rushes Lane, Lubenham, LE16 9TN



£325,000

With outstanding presentation and high specification fixtures and fittings, this beautifully presented three bedroom semi-detached property that has been fully renovated with replacement roof, guttering, CH system and full rewire will not disappoint and must be seen in person to be appreciated. Adams & Jones are pleased to present this property with no upwards sale chain to provide a potentially swift completion. It's located on one of sought after Lubenham village's most pleasant roads, just outside of Market Harborough town with it's vast array of amenities. Accommodation briefly comprises entrance hall opening through to a stunning high specification, refitted kitchen, lounge/diner, landing, three bedrooms and a beautifully refitted bathroom. There is good potential for extension to the side subject to obtaining all necessary planning permissions. Outside the property enjoys a gravelled driveway providing off road parking and a pleasant, mainly walled rear garden.

Service without compromise

Entrance Hall



Opaque UPVC double-glazed front entrance door. Engineered timber floor boards. Vertical radiator. Opening through to kitchen.

Kitchen 15'3" x 11'2" max / 6'2" min (4.65m x 3.40m max / 1.88m min)



UPVC double-glazed window to rear. Opaque UPVC double-glazed side entrance door. Fitted range of wall and floor mounted units with work tops over and kitchen sink inset. Integrated washing machine. Integrated dishwasher. Integrated fridge/freezer. Built in electric oven. Induction hob with extractor hood over. Cupboard housing 'Ideal' gas fired combination central heating boiler. Under stairs storage cupboard. Spotlights to ceiling. Engineered timber floor boards. Vertical radiator.

(Kitchen Photo Two)



(Kitchen Photo Three)



Lounge/Diner 19'1" x 12'7" max / 11'5" min (5.82m x 3.84m max / 3.48m min)



UPVC double-glazed windows to front and rear aspects. Television point. Spotlights to ceiling. Engineered timber floor boards. Radiator.

(Lounge/Diner Photo Two)



Landing



UPVC double-glazed window to side. Loft access with ladder to mainly boarded loft with strip light.

Bedroom One 12'9" x 11'1" (3.89m x 3.38m)



Two UPVC double-glazed windows to front. Television point. Spotlights to ceiling. Radiator.

(Bedroom One Photo Two)



Bedroom Three 10'1" x 10'1" max in to alcove / 6'8" min (3.07m x 3.07m max in to alcove / 2.03m min)



Bedroom Two 14'6" x 7'5" (4.42m x 2.26m)



Two UPVC double-glazed windows to front. Telephone point. Radiator.

Bathroom



UPVC double-glazed window to rear. Radiator.

(Bedroom Two Photo Two)



UPVC double glazed windows to rear and side aspects. White three piece suite comprising WC, wash hand basin over storage unit and panelled shower-bath with built-in shower over and glazed screen. LED touch light mirror with demist function. Heated towel rail. Tiling to walls.

(Bathroom Photo Two)



(Rear Garden Photo Two)



Front

Paved and gravelled front garden with plant beds. Low level wall with metal entrance gate.

Parking

Gravelled driveway.

Rear Garden



Mainly laid to lawn with timber shed, water point, outside lighting, enclosed by brick wall to side and rear aspect and timber fencing to the other.

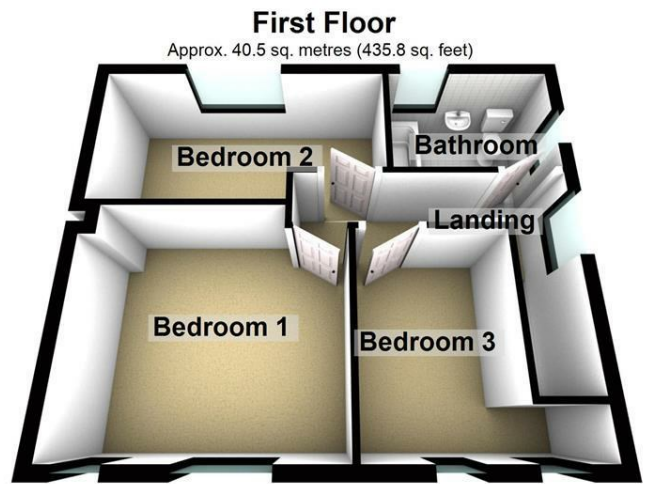
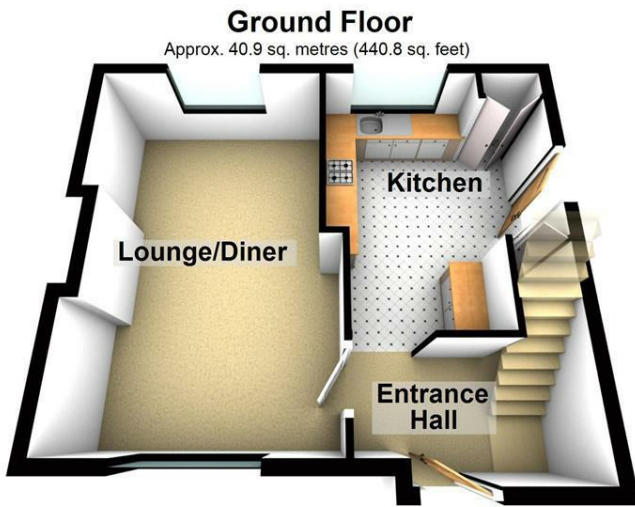
(Rear Aspect Photo)



Note For Prospective Buyers

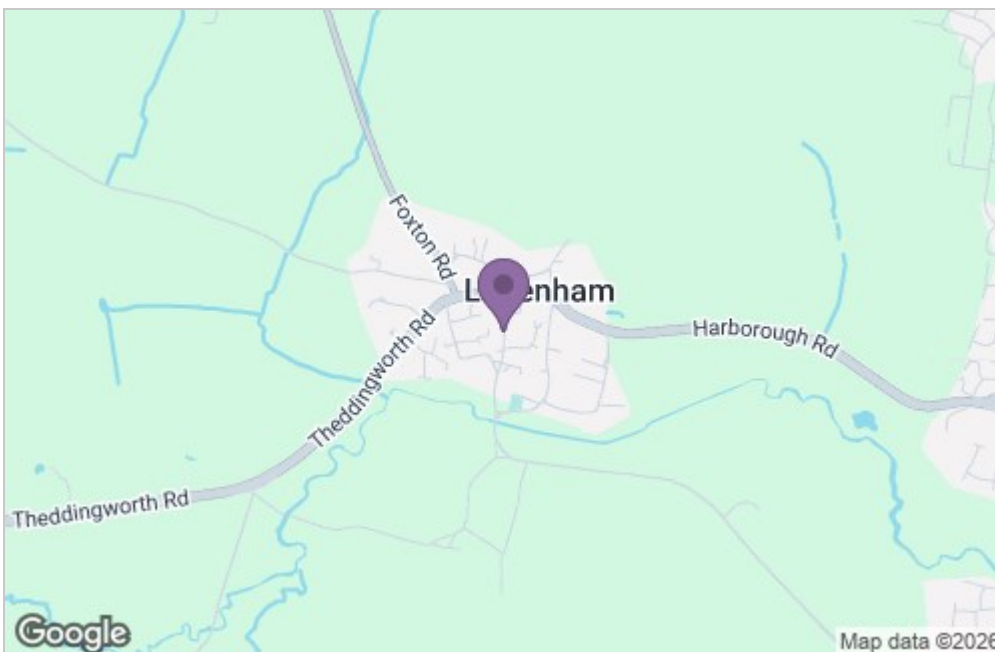
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

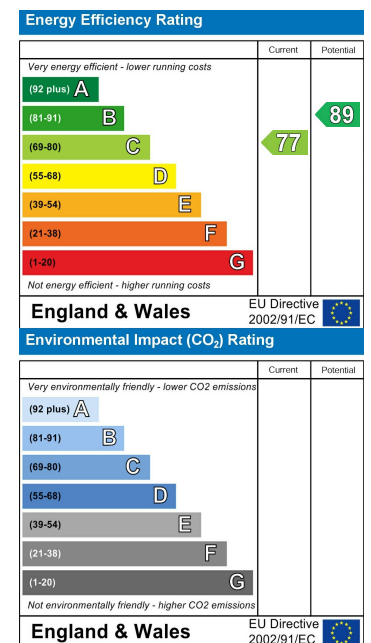


Total area: approx. 81.4 sq. metres (876.6 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise