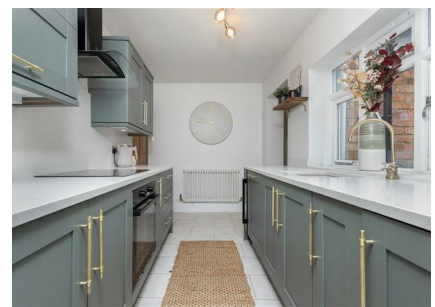
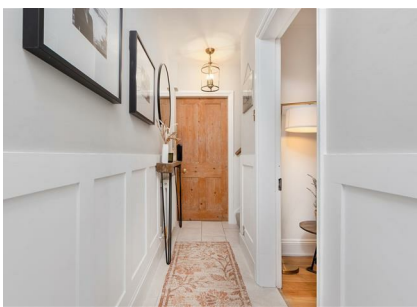


47 Baker Street, Lutterworth, LE17 4BG



£250,000

Nestled in the heart of Baker Street, Lutterworth, this charming two-bedroom terraced cottage is a delightful blend of period character and modern convenience. The current owner has meticulously improved and decorated the property, ensuring it is both inviting and stylish. Upon entering, you are greeted by a welcoming hallway that leads to a cosy living room, complete with a woodburning stove, perfect for those chilly evenings. The newly fitted kitchen boasts elegant quartz surfaces and integrated appliances, making it a joy for any home cook. Adjacent to the kitchen, the dining room features French doors that open into the private walled garden, creating a seamless flow between indoor and outdoor living. The main bedroom is a spacious double, enhanced by bespoke fitted wardrobes that provide ample storage. The second bedroom is also a generous double, ideal for guests or as a home office. The well-appointed Jack and Jill bathroom features a shower over the bath, catering to both relaxation and practicality. The outdoor space is equally impressive, with a paved garden adorned with a beautiful wisteria, offering a tranquil retreat. Additionally, a brick-built store provides the perfect opportunity for a home office or extra storage. With ample on-street parking and no upward chain, this property presents an excellent opportunity for those seeking a charming home in a desirable location. Whether you are a first-time buyer or looking to downsize, this cottage is sure to impress.

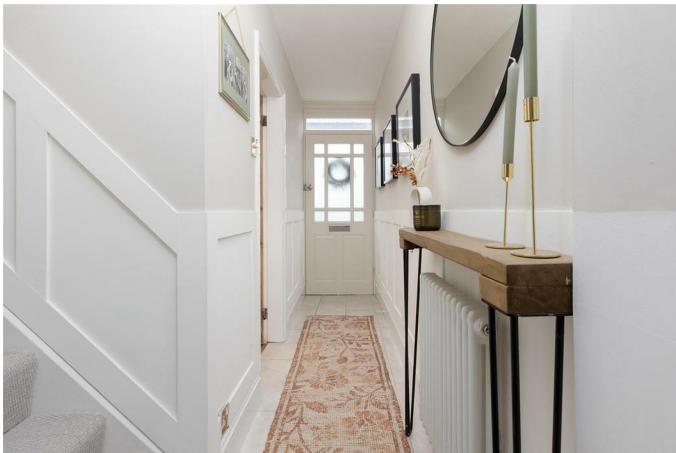
Service without compromise

Hall



Enter into this beautiful home via a wooden front door where you will find half height attractive wall panelling, ceramic floor tiles, column radiator and the stairs rise to the first floor.

Hall (Photo Two)



Lounge 11'1" x 9'3" (3.38m x 2.82m)



Situated at the front of the property this delightful cozy lounge has a brick fireplace housing a woodburning stove set onto a slate hearth and an oak beam mantle. There are bespoke display shelves and cupboards set into the recess either side of the chimneybreast. Polished floorboards, column radiator and a sash window to the front aspect.

Lounge (Photo Two)



Kitchen 14'8" x 6'10" (4.47m x 2.08m)



Fitted with a range of new cabinets with quartz work surfaces. Porcelain undermounted sink with mixer taps. Built-under oven with induction hob and extractor canopy. Integrated dishwasher and fridge-freezer. Ceramic floor tiles and a window overlooks the garden. There is a large understairs storage cupboard with a trap door giving access to the cellar.

Kitchen (Photo Two)



Dining Room 5'8" x 9'6" (1.73m x 2.90m)



Opening from the kitchen this delightful room has enough room to entertain friends and family. With a window to the side, ceramic flooring, column radiator and a set of French doors that open into the garden.

Dining Room (Photo Two)



Landing

The landing gives access to the bedrooms and the Jack and Jill bathroom.

Bedroom One 14'10" x 9'5" (4.52m x 2.87m)



A double bedroom with built-in wardrobes, cast iron fireplace, radiator and sash window to the front aspect.

Bedroom One (Photo Two)



Bedroom Two 8'11" x 6'11" (2.72m x 2.11m)



A double bedroom with a window overlooking the garden and a radiator. A door access the Jack and Jill bathroom.

Bedroom Two (Photo Two)



Bathroom 9'6" x 3'5" (2.90m x 1.04m)



Fitted with a low level WC. Pedestal hand wash basin. Bath with shower over. Ceramic wall and floor tiles. Chrome heated towel rail. The Worcester Bosch central heating boiler is neatly hidden away in a corner cabinet. Obscured glazed window to the rear aspect.

Bathroom (Photo Two)



Garden



The walled private paved garden is a true oasis with greenery including a splendid wisteria. There is a brick built store that has power and light and could easily be used as a work from home office.

Garden (Photo Two)



Garden (Photo Three)



Garden (Photo Four)



Garden (Photo Five)



On Street Parking

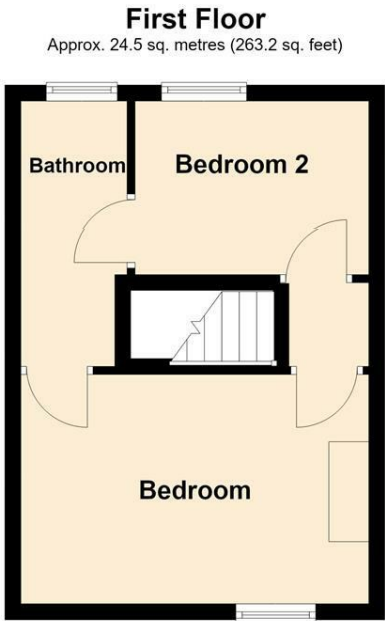
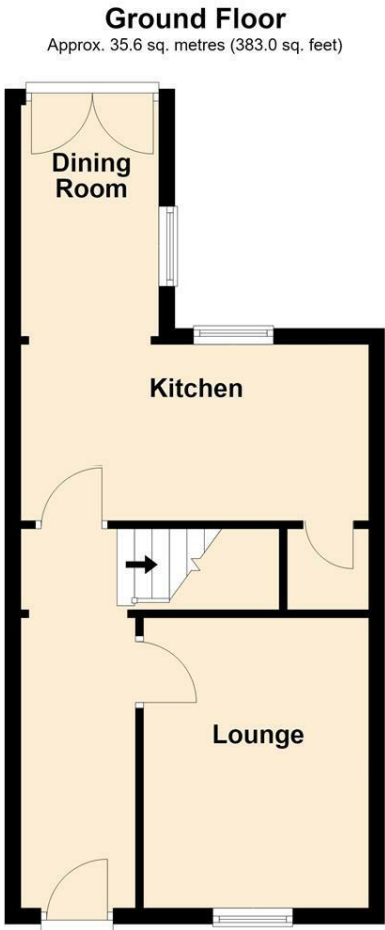


There is ample on street parking available.

Note for Prospective Buyers

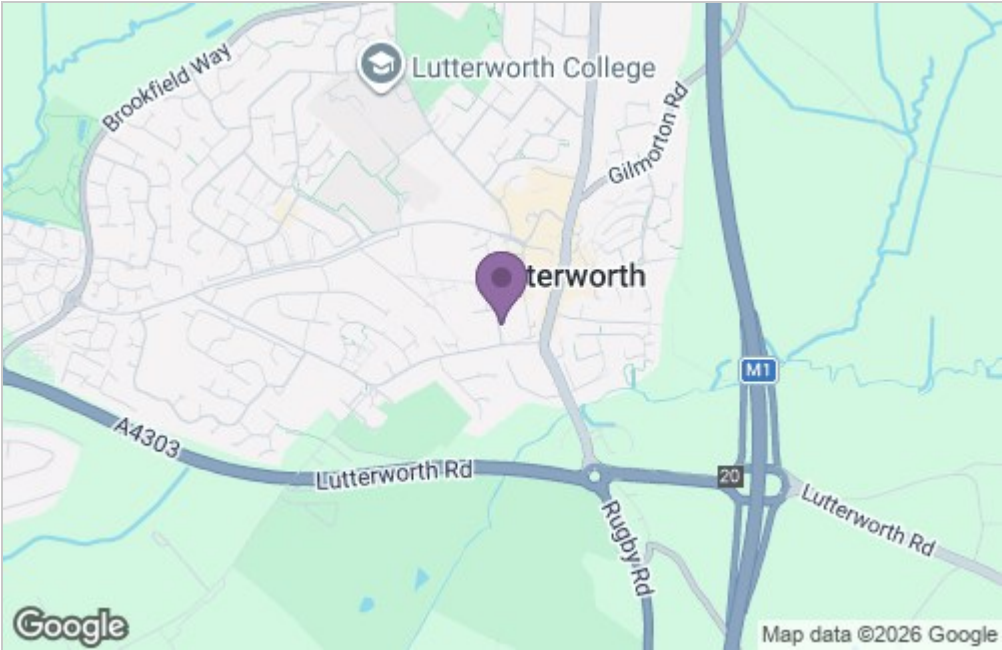
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

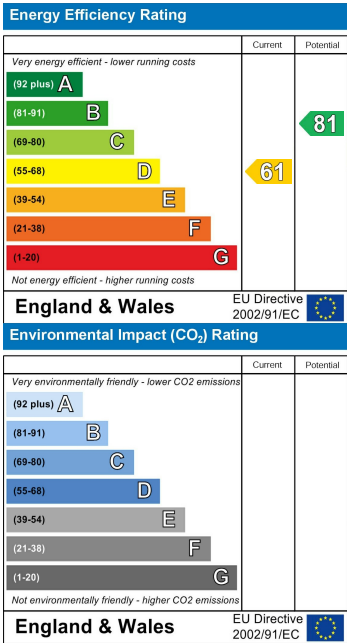


Total area: approx. 60.0 sq. metres (646.2 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise