



42 LUTTERWORTH ROAD

BURBAGE, LE10 2DN

£260,000
FREEHOLD

Traditional three bedroom semi detached house on Lutterworth Road in Burbage. Although requiring modernising, the house presents the ideal opportunity to make your mark with a fantastic, spacious home in central Burbage. With double glazing and partial heating, the accommodation briefly comprises; two reception rooms, good size kitchen, three bedrooms and re fitted bathroom. Externally is off road parking and enclosed rear garden. With no onward chain, early viewing is strongly advised.



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- Three bedroom semi detached house
- Desirable Lutterworth road, Burbage location
- Requires modernising
- Double glazing and partial heating
- Two reception rooms
- Three good size bedrooms
- Re fitted bathroom
- Ample off road parking
- Enclosed rear garden
- No onward chain



Entrance Lobby

From double glazed door, stairs to first floor and doors to;

Lounge

Double glazed window to front aspect, focal fire place and storage heater

Dining Room

Double glazed windows to side and rear aspects, feature brick fire place with inset gas fire, under stair store cupboard.

Kitchen

Double glazed window and door to side aspect, fitted with a range of eye and base level units with contrasting work surfaces over, single drainer sink unit, gas cooker point, plumbing for washing machine, breakfast bar, extractor fan and pantry cupboard.

First floor landing

With loft access, storage heater.

Bedroom One

Double glazed window to front aspect, storage heater and built in store cupboard.

Bedroom Two

Double glazed window to side aspect and built in store cupboard.

Bedroom Three

Double glazed window to rear aspect and television point.

Bathroom

Re fitted suite with low level WC, wash basin and walk in shower cubicle with shower, tiled wash areas, radiator and double glazed window to side aspect.

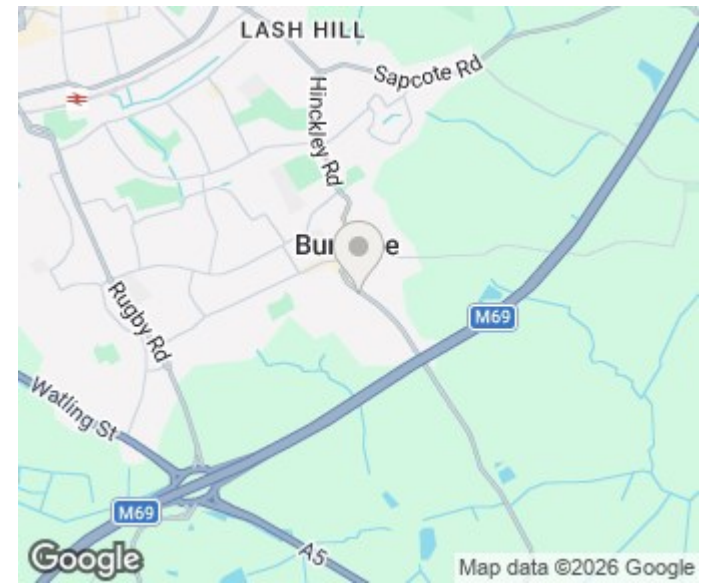
Externally

To the front is block paved drive giving off road parking for two cars, path to side.

To the rear is an enclosed low maintenance garden, principally paved with screened pea gravel area, garden shed and two out building store cupboards.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: **Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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