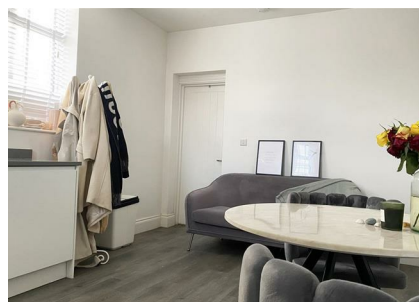


## 30a New Street, Lutterworth, LE17 4PQ



### £775 Per Month

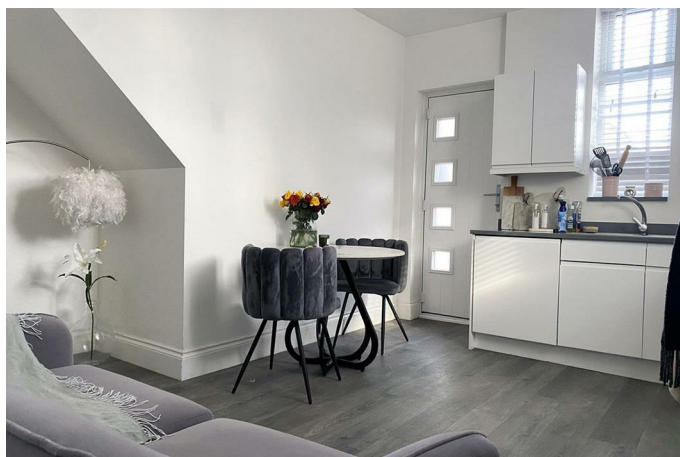
Welcome to this charming one-bedroom ground floor flat located on New Street in the popular town of Lutterworth. As you step inside, you are greeted by a beautifully fitted kitchen complete with appliances, ideal for whipping up your favourite meals. The open-plan design seamlessly connects the dining room and lounge, creating a warm and inviting atmosphere for relaxing or entertaining guests. The property boasts a comfortable double bedroom, providing a peaceful retreat at the end of a long day. The adjacent shower room offers both convenience and style. Outside, you will find a designated parking space, ensuring you never have to worry about parking after a long day out. Situated within walking distance of all local amenities, including shops, restaurants, and more, this flat offers the perfect blend of comfort and convenience.

**Breakfast Kitchen 10'2" x 8'1" (3.10m x 2.46m)**



Composite entrance door opening into the kitchen which is fitted with a wide range of white gloss cabinets with quartz surfaces. Stainless steel sink unit with mixer taps. Built under single electric oven with induction hob and extractor canopy. Integral washing machine and fridge. Luxury vinyl flooring. Dual aspect windows. Electric radiator.

**Breakfast Kitchen (photo Two )**



**lounge 5'6" x 13'4" (1.68m x 4.06m)**



The lounge area is open plan to the dining kitchen and has continuation of luxury vinyl flooring.

**Shower Room 7'8" x 3'10" (2.34m x 1.17m)**



Fitted with a low level WC, wash hand basin set onto a vanity drawer unit, shower enclosure with sliding doors, ceramic wall and floor tiles. Chrome heated towel rail.

## Outside & Parking

There is a parking space that can be found outside adjacent to the property.

## Additional Information

Council tax band A  
Deposit based on £775 rent per calendar month amounting to £894  
Holding deposit equivalent of one weeks rent £178

Floor Plan

Ground Floor  
Approx. 30.4 sq. metres (326.9 sq. feet)



Total area: approx. 30.4 sq. metres (326.9 sq. feet)

Area Map



Energy Efficiency Graph

