



29 Azalea Close, Lutterworth

Guide Price £250,000





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Lutterworth

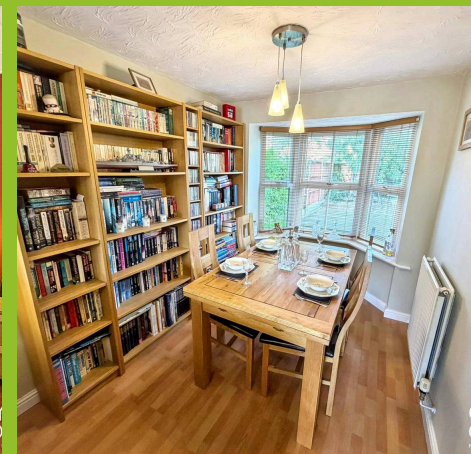
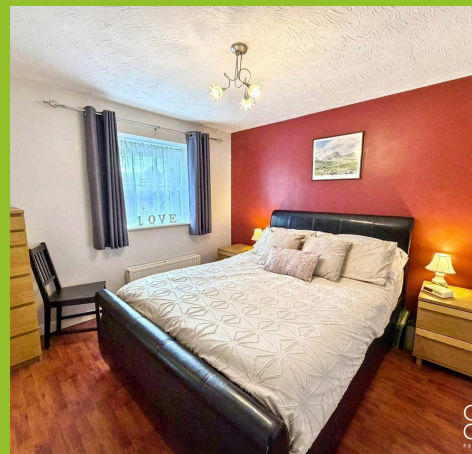
Beautifully presented 3-bed mid-terrace with open plan living, garage, driveway, landscaped garden, decked patio, and close to amenities and schools. Ideal for families.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Attached garage
- End of close property
- Off-road parking
- Open plan living area
- Decked patio area
- Garden with mature cherry trees
- 3 Bed Mid-Terrace
- 2 Car Drive





Lounge / diner

23' 10" x 12' 8" (7.27m x 3.85m)

A spacious and versatile open-plan reception room, beautifully arranged to provide clearly defined living and dining areas. The lounge enjoys a warm and inviting atmosphere, centred around an attractive feature fireplace with inset electric fire, complemented by wood-effect flooring and a large front-facing window allowing plenty of natural light to flood the room. An elegant archway leads through to the dining area, which offers ample space for a family dining table and chairs, creating an ideal setting for both everyday living and entertaining. The dining space benefits from a pleasant outlook via windows to the rear. A well-proportioned room offering excellent flexibility for modern family life.

Kitchen

11' 5" x 7' 10" (3.49m x 2.39m)

Fitted with a range of matching wall and base units incorporating complementary work surfaces and tiled splashbacks. The kitchen is equipped with an integrated oven and four-ring gas hob with extractor hood over, together with space and plumbing for additional appliances. A stainless steel sink and drainer is positioned beneath a rear-facing window, allowing for good natural light. The room is further enhanced by a glazed rear door providing direct access to the garden, creating a bright and practical space ideally suited to everyday cooking and convenience.



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Conveniently positioned just off the kitchen, this useful ground floor cloakroom is fitted with a low-level WC and wash hand basin with tiled splashback. An obscured window provides natural light while maintaining privacy, and a wall-mounted radiator ensures year-round comfort. A practical addition to the home, ideal for guests and everyday family use.



Garage / Utility

16' 7" x 7' 11" (5.05m x 2.41m)

The garage has been thoughtfully divided to create a practical utility and storage area, conveniently accessed from the kitchen. Offering space and plumbing for laundry appliances together with additional room for shelving, storage and household essentials, this versatile space helps keep the main living areas clutter-free. Retaining useful garage-style functionality for storage, hobbies or workshop use, it provides an excellent and adaptable addition to the home.

Hallway

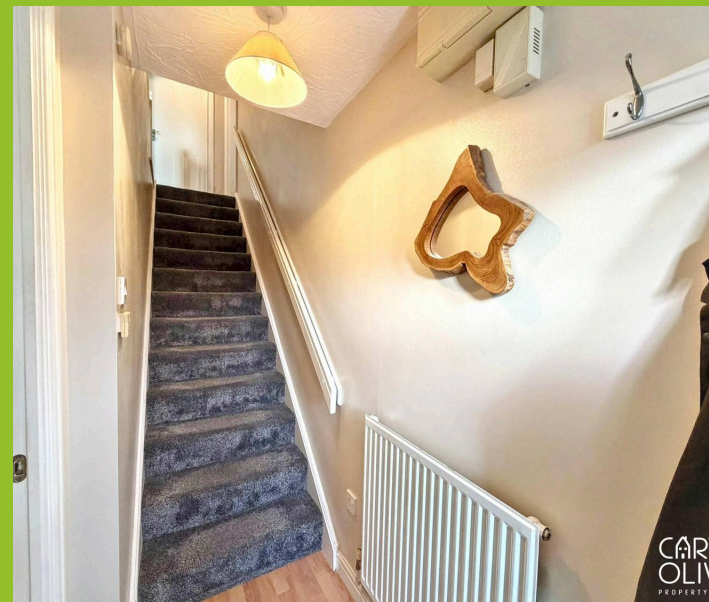
A welcoming entrance hall providing access to the principal ground floor accommodation and staircase rising to the first floor. The space benefits from a neutral décor, fitted carpet to the stairs and a wall-mounted radiator, creating a warm and inviting first impression. Offering practical circulation space together with room for coats and everyday essentials, the hallway sets the tone for the well-presented accommodation throughout.

Bathroom

6' 1" x 5' 11" (1.85m x 1.81m)

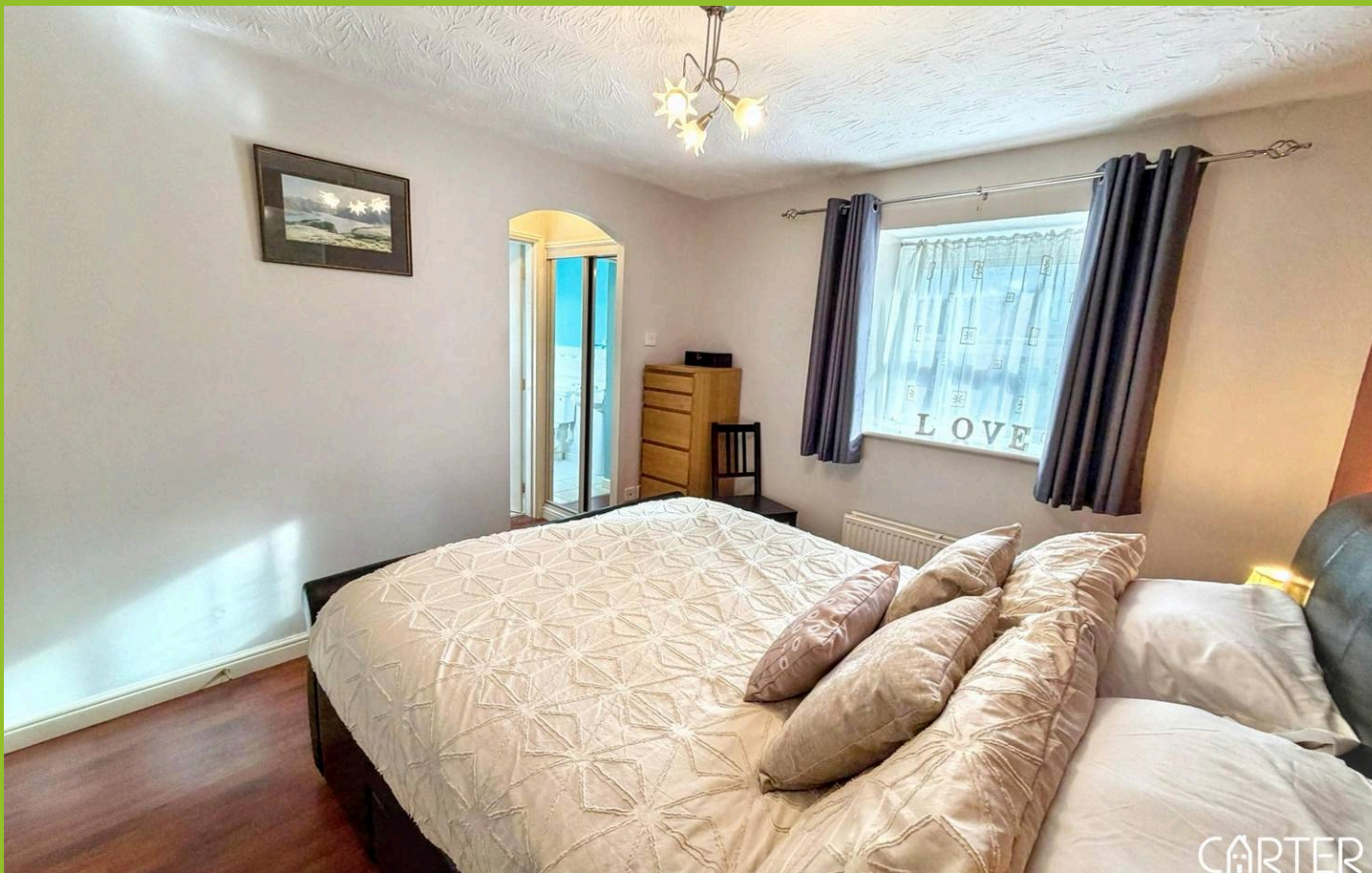
Fitted with a three-piece suite comprising a panelled bath with shower attachment, pedestal wash hand basin and low-level WC. The room is complemented by part-tiled walls and tiled flooring, creating a practical and easy-to-maintain finish. An obscured window provides natural light and ventilation whilst maintaining privacy, resulting in a bright and functional family bathroom serving the first-floor accommodation.

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Bedroom 1

10' 6" x 9' 9" (3.21m x 2.96m)

A generous double bedroom enjoying a bright and airy feel, with a large front-facing window providing excellent natural light. The room offers ample space for a double or king-size bed together with a range of freestanding bedroom furniture, making it both comfortable and practical. Finished in neutral tones with an attractive feature wall, this well-proportioned principal bedroom provides a relaxing retreat and benefits from built-in mirrored wardrobe space, enhancing its everyday functionality.

En-suite

8' 4" x 4' 1" (2.54m x 1.24m)

Fitted with a three-piece suite comprising a shower enclosure with glazed sliding doors, pedestal wash hand basin and low-level WC. Complemented by part-tiled walls and tiled flooring, the room offers a clean and practical finish. An obscured window provides natural light and ventilation whilst maintaining privacy, creating a bright and functional en-suite facility serving the principal bedroom.

Bedroom 2

9' 5" x 7' 10" (2.88m x 2.39m)

A well-proportioned bedroom currently utilised as a home office and guest room, demonstrating its versatility. The room benefits from a rear-facing window providing natural light and offers ample space for a single bed together with additional bedroom furniture, making it ideal as a child's bedroom, guest room or dedicated workspace. Finished in neutral tones and enjoying a pleasant outlook, this is a practical and adaptable room suited to a variety of needs.



Bedroom 3

7' 6" x 6' 4" (2.28m x 1.93m)

A comfortable and well-presented bedroom benefiting from a rear-facing window that provides good levels of natural light. The room offers space for a single bed and additional furniture, making it ideal as a child's bedroom, guest room or home office. A particular feature is the integrated wardrobe, providing valuable built-in storage and helping to maximise the available floor space. A versatile room suited to a variety of family requirements.



Garden

The property enjoys a well-maintained and enclosed rear garden, offering an excellent balance of lawn and entertaining space. A generous decked seating area provides the perfect setting for outdoor dining and social gatherings, whilst the lawn is bordered by a variety of established shrubs and planting, creating a pleasant and private environment. A mature cherry tree serves as an attractive focal point, adding seasonal colour and character to the garden. Enclosed by fencing and mature greenery, this delightful outdoor space is ideal for families, gardeners and those who enjoy relaxing outdoors.

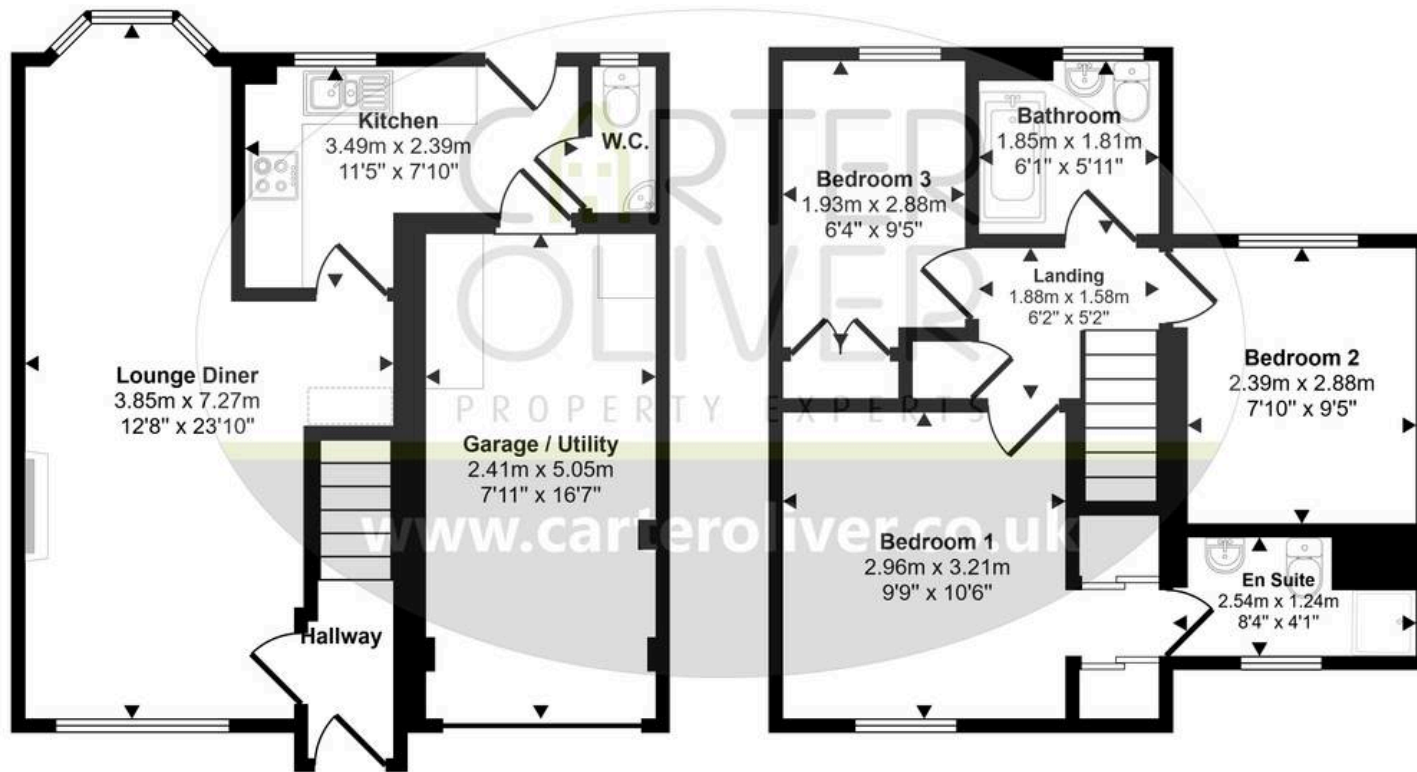
DRIVEWAY

2 Parking Spaces

To the front of the property is a driveway providing off-road parking and access to the integral garage. A low-maintenance frontage with decorative planting enhances the property's kerb appeal, whilst the driveway offers convenient parking for residents and visitors alike. The attractive brick-built façade and covered entrance porch combine to create a welcoming first impression of this well-presented family home.




Approx Gross Internal Area
85 sq m / 910 sq ft



Ground Floor
Approx 46 sq m / 497 sq ft

First Floor
Approx 38 sq m / 413 sq ft

 Denotes head height below 1.5m

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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