ADAMS & JONES

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Service without compromise

8 Magnolia Drive, Lutterworth, LE17 4RS









£1,200 Per Month

Situated in an established part of this popular market town is this well presented semi detached family home. The gas centrally heated and double glazed accommodation comprises: Entrance hall, lounge, fitted kitchen/diner landing, three good sized bedrooms and bathroom.

There is also a private, good sized rear garden and off road parking.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Entrance Hall
Accessed through timber front door with double glazed panel. Stairs rising to the first floor. Radiator. Opaque glazed door to:-

Lounge 15'5" x 11'6" (4.70m x 3.51m)



Timber flooring. Double glazed window to the front elevation. Radiator. Two wall lights. Feature brick constructed fire surround. Television and telephone points. Opaque glazed door to:-

Kitchen / Breakfast Room 14'7" x 8'6" (4.45m x 2.59m)



Range of fitted base and wall units. Roll edge work surfaces with complimentary tiled splashbacks. Fitted oven. Four ring gas hob. Wall mounted gas fired central heating boiler. Space and plumbing for automatic washing machine. Radiator. Under-stairs storage cupboard. Double-glazed window to the rear. Double-glazed French doors opening out to the rear garden.

Kitchen/Breakfast Room (Photo 2)



First Floor Landing
Double-glazed window to the side elevation. Access to insulated loft space. Airing cupboard housing lag top water tank. Doors to rooms.

Bedroom One 12'5" x 8'6" (3.78m x 2.59m)



Double-glazed window to front elevation. Fitted wardrobes. Radiator.

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Bedroom Two 11'0" x 8'4" (3.35m x 2.54m)



Double-glazed window to rear elevation. Radiator.

Bedroom Three 9'1" x 6'1" (2.77m x 1.85m)



Double-glazed window to front elevation. Radiator.

Bathroom



Panelled bath with electric shower fitment over. Low level wash hand basin. Low level W/C. Complimentary tiling. Opaque double-glazed window. Radiator.

Outside



To the front of the property is parking for one/two cars. Gated side access to the rear garden which is mainly paved and gravelled for easy maintenance. Enclosed by timber lat fencing. Two metal garden stores.

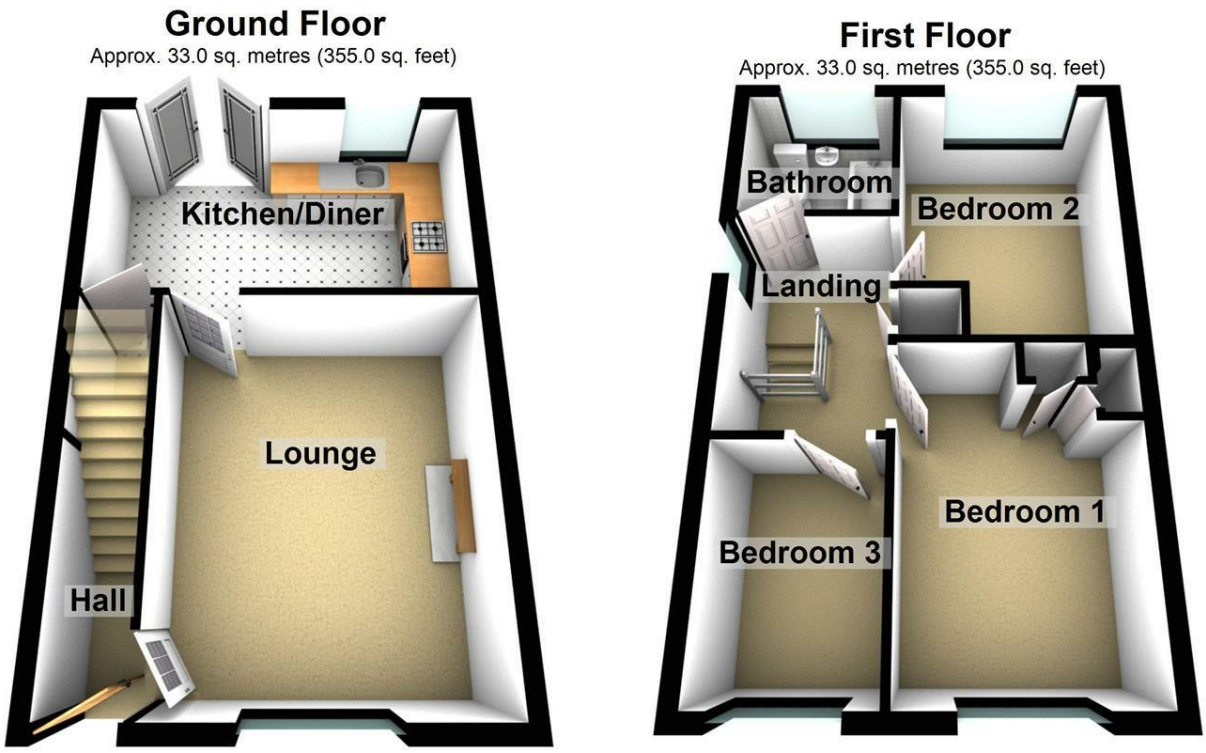
Additional Information

Council Tax Band B
Deposit based on the rent of £1200pcm will be £1384.00
Holding fee will be £276.00

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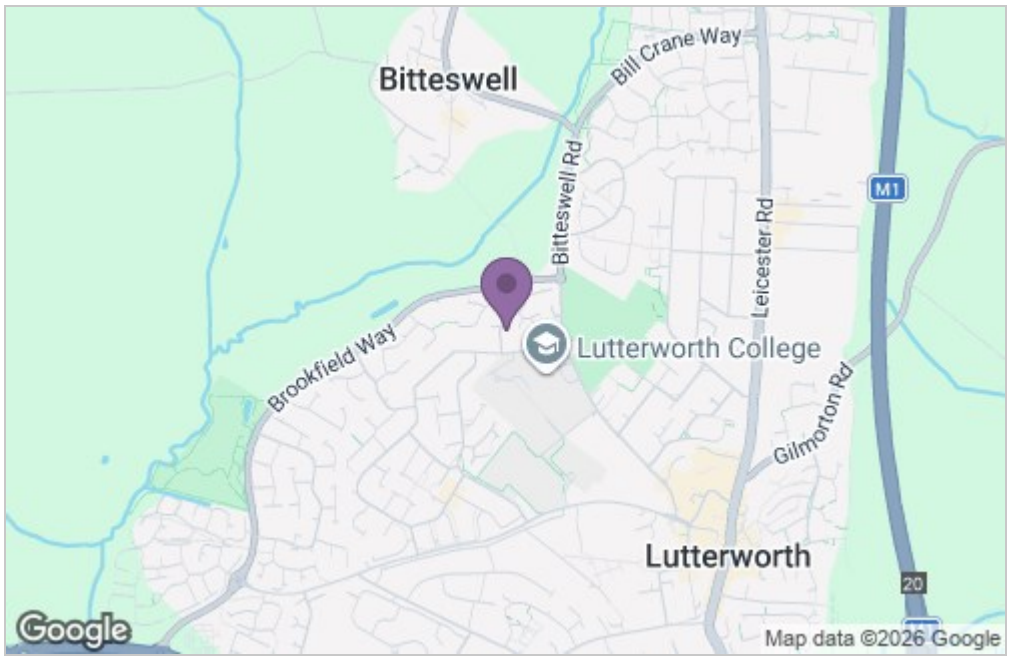
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Floor Plan

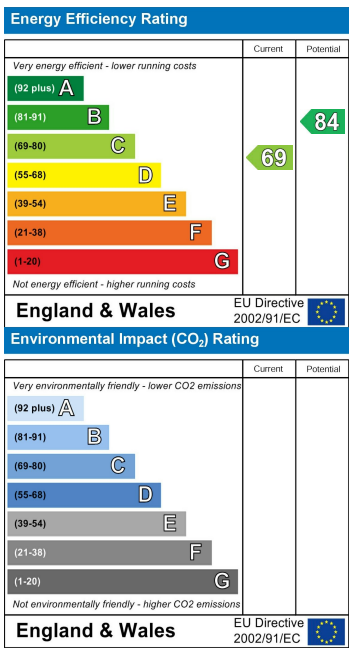


Total area: approx. 66.0 sq. metres (710.0 sq. feet)

Area Map



Energy Efficiency Graph



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