

**1 Council Street  
Town Centre  
LUTTERWORTH  
LE17 4PF**

**Offers Over £195,000**



- **TWO BEDROOM**
- **LOUNGE**
- **FIRST FLOOR BATHROOM**
- **NO ONWARD CHAIN**

- **END TERRACE HOUSE**
- **KITCHEN/DINER**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Ideal First Time Buy Or Investment Property Offered With No Onward Chain.

A two bedroom end terrace home located in the town of Lutterworth. In brief, the accommodation comprises; entrance hall, lounge, extended kitchen/dining room, first floor bathroom, and two bedrooms. Externally there is an enclosed rear garden. The property additionally benefits from upvc double glazing and gas radiator central heating and recently re roofed.

Lutterworth is a market town just seven miles north of Rugby in the Harborough district of Leicestershire. The property is located within walking distance of a number of highly regarded schools including Lutterworth College and Lutterworth High School. The town offers many amenities including an abundance of shops, ranging from independent retailers to national chains. There are numerous restaurants, pubs and wine bars and a number of hotels. It offers great access to the road network including the M6/A14, M1, M69 and the A5, as well as the Magna Park distribution centre. It is 15 miles south of Leicester and 1 mile from M1 junction 20.

### **Accommodation Comprises**

Entry via glazed composite door into:

#### **Entrance Hall**

Stairs rising to first floor. Radiator. Glazed door to:

#### **Lounge**

13'1" x 12'1" (4.01m x 3.70m)

Window to front. Feature open fireplace. Radiator. Understairs cupboard. Glazed door to:

#### **Kitchen / Diner**

Fitted with a range of base and eye level units. Work surface space incorporating a sink and drainer unit with mixer tap. Range style cooker with electric ovens, gas hob, and extractor over. Space and plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Wall mounted boiler. Radiator. Window to rear. Window to side. French doors opening to rear garden.

#### **Kitchen Area**

15'5" x 7'10" (4.71m x 2.40m)

#### **Dining Area**

13'9" x 5'11" (4.20m x 1.82m)

#### **First Floor Landing**

Doors off to:

#### **Bedroom One**

12'1" x 9'2" (3.70m x 2.80m)

Window to front. Radiator. Built in wardrobe. Built in chest of drawers.

#### **Bedroom Two**

11'10" x 8'6" (3.61m x 2.60m)

Window to rear. Radiator. Built in wardrobe. Built in chest of drawers.

#### **Bathroom**

8'10" x 6'11" (2.70m x 2.11m)

Fitted with a suite to comprise; bath with mixer shower attachment, pedestal wash hand basin, and low level w.c. Heated chrome towel rail. Window to rear elevation.

**Front Garden**

Mainly laid to slate. Shrub. Picket fencing. Flagstone pathway to entrance.

**Rear Garden**

Mainly laid to lawn, with patio area, a variety of shrubs and trees, shed, timber fencing to boundaries, gated pedestrian side access.

**Agents Note**

Council Tax Band: A

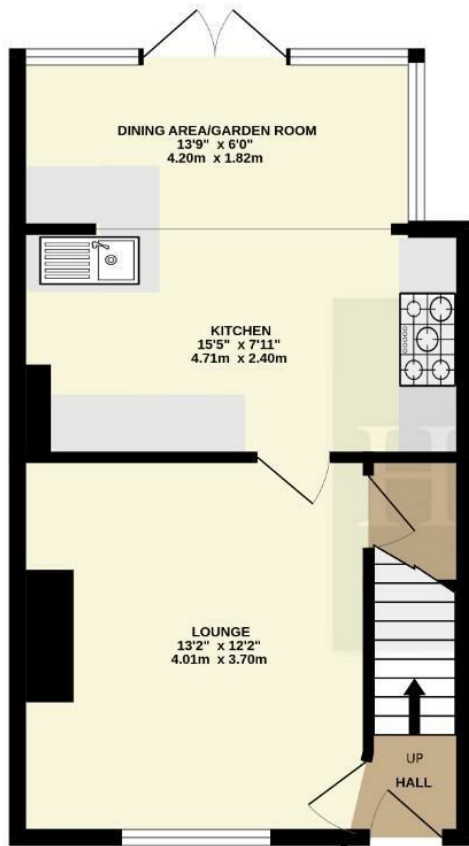
Energy Efficiency Rating: D



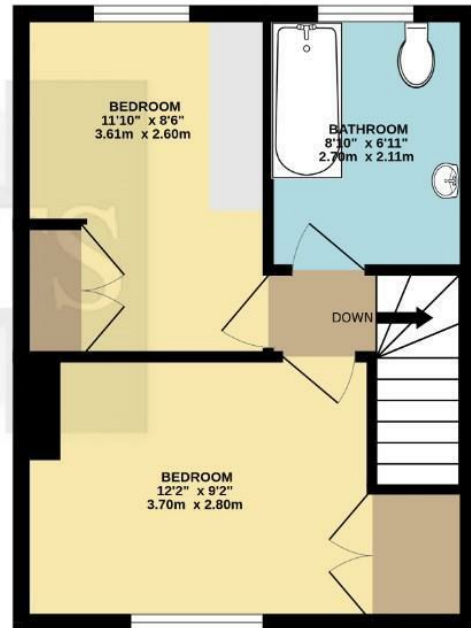




GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



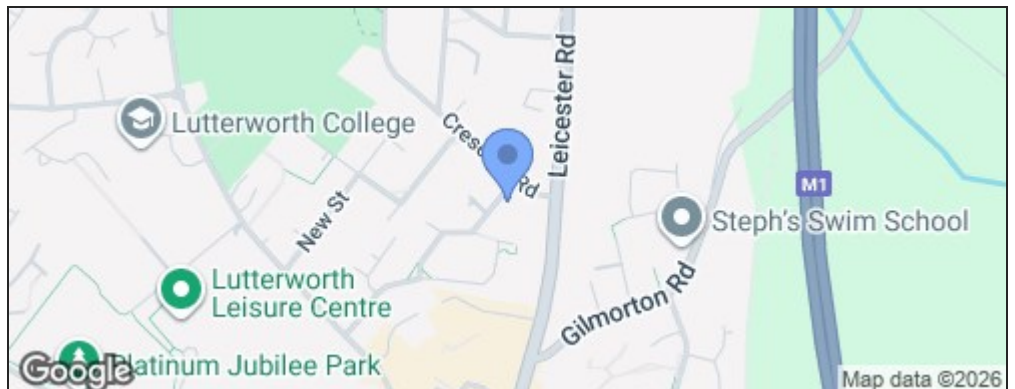
1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.