

Connells

Rye Hill Avenue
Lutterworth Lutterworth

Rye Hill Avenue
Lutterworth Lutterworth LE17 4AS

for sale







Property Description

Lutterworth is a market town and civil parish in the Harborough district of Leicestershire. The name of Lutterworth is probably derived from the Old Norse name "Lutter's Vordig" meaning Luther's farm. Lutterworth was mentioned in the Domesday Book of 1086. There are two primary schools - John Wycliffe and Sherrier Primary Schools, Lutterworth High School and Lutterworth College. Several supermarkets including Morrisons, Waitrose & Aldi, lots of local shops and is conveniently located for the Motorway network and for Magna Park.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

This two bedroom detached bungalow is situated in the sought after village location of Lutterworth. The property commands a large plot with an idyllic rear garden and substantial driveway for parking. Viewing is highly recommended to appreciate the accommodation this property has to offer.

Porch

There is a door to the front and is open to the hallway.

Hallway

Is open from the porch, airing cupboard and central heating radiator.

Lounge

There are double glazed French doors leading out to the rear garden, coving to the ceiling, central heating radiator and fire place with brick built surround.

Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, integrated oven and hob, integrated dish washer, plumbing for a washing machine, space for a fridge freezer, door to the rear of the property and double glazed windows to the rear and side of the property.

Bedroom One

With a double glazed window to the front of the property, coving to the ceiling and central heating radiator.

Bedroom Two

With a double glazed window to the front of the property, coving to the ceiling and central heating radiator.

Wetroom

There is a shower, wash hand basin, wc, fully tiled walls, central heating radiator and double glazed window to the side of the property.

Outside

At the front of the property there is off road parking.

The rear garden has a patio seating area, lawn and mature shrubs.











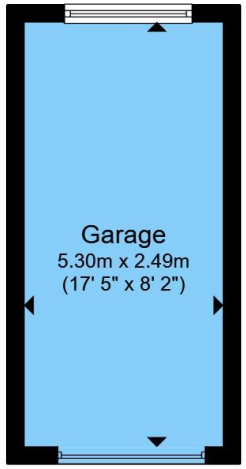








Floor Plan



Garage

Total floor area 98.6 m² (1,062 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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directions to this property:
Rye Hill Avenue is located off Station Road in Lutterworth.

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BLA310022

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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