



Connells

Ferrers Road
Lutterworth

Ferrers Road
Lutterworth LE17 4QR

for sale offers in excess of
£300,000



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 beautifully presented three bedroom semi-detached property occupies a substantial plot and benefits from a generous driveway and garage. Finished to a high standard throughout, the home effortlessly combines modern living with charming character features. Viewing is highly recommended.

Entrance Hall

There is a door leading into the hallway, central heating radiator and stairs rising to the first floor.

Cloakroom

There is a wc, wash hand basin in a vanity unit and double glazed window to the side of the property.

Lounge/Diner

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

Kitchen

Fitted with wall and base units, quartz work surfaces housing the sink, splashback tiling, range cooker, integrated fridge freezer, vertical radiator and double glazed window to the rear of the property.

Conservatory

There are double glazed windows to the rear and sides and a door leading out to the rear garden.

First Floor Landing

With stairs rising from the hallway, loft access which is partly boarded and has lighting (not checked by the agent) and a double glazed window to the side of the property.

Bedroom One

With a double glazed window to the side of the property and central heating radiator.

Bedroom Two

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

Bedroom Three

With a double glazed window to the side of the property and central heating radiator.

Shower Room

There is a shower cubicle with waterfall shower, wash hand basin in a vanity unit, wc, partly tiled walls, towel radiator and double glazed window to the rear of the property.

Outside

At the front of the property there is a driveway providing ample off road parking and a gravelled area, electric vehicle charging point and fencing. The property is located opposite a communal green space at the front.

The rear garden has a paved patio area, lawn with stepping stones, flower beds with mature plants and fenced borders.

Garage

With an up and over door to the front and a single door to the rear.

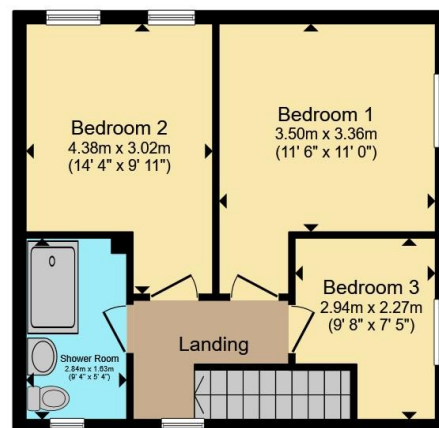




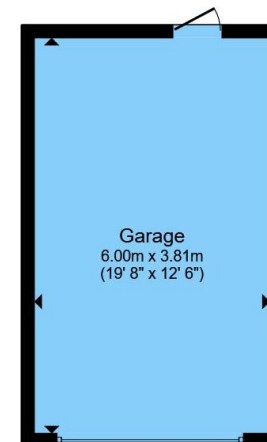




Ground Floor



First Floor



Garage

Total floor area 111.6 m² (1,201 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

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
LEICESTER LE8 4GQ

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BLA310175



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLA310175 - 0003