



13 Dunley Way, Lutterworth, LE17 4NP

Guide price £230,000



Are you an INVESTOR LOOKING FOR A BUY TO LET or a FAMILY looking to BUY your first home together, then this could be the ONE FOR YOU? Having previously had PLANNING PERMISSION for a TWO STOREY EXTENSION to the side of the house, this 3 BED SEMI is just a short WALK from LUTTERWORTH TOWN CENTER and EASY ACCESS to ALL LOCAL AMENITIES. The interior has RECENTLY been REFURBISHED AND REDECORATED throughout, including NEW CARPET and FLOORING.

Accommodation consists of a LARGE BREAKFAST KITCHEN with SOFT CLOSE DRAWERS AND CUPBOARD DOORS with AMPLE STORAGE including a LARDER. You also have a LOUNGE DINER, DOWNSTAIRS WC, TWO LARGE DOUBLE BEDROOMS and a LARGE SINGLE BEDROOM along with a FAMILY BATHROOM. The single bedroom has a box over the stairs, ideal for a built in BED/STORAGE Or even a great HOME OFFICE.

Outside you have a LARGE PATIO and LAWN AREA with access to the LARGE GARAGE/STORAGE, which is to the rear of the property with GATED ACCESS. There is new FENCING to both sides of the garden.

The property has been rented out for the last 15 years with a POTENTIAL YIELD of 5%. READY TO MOVE in CONDITION. To book your viewing please contact our office directly on 01455 248033.

- SEMI DETACHED (ROOM TO EXTEND)
- LOUNGE/DINER
- RECENTLY REDECORATED & REFURBISHED
- FAMILY BATHROOM
- EPC C
- BREAKFAST KITCHEN
- 3 GOOD BEDROOMS
- GATED ACCES TO SINGLE GARAGE FROM REAR
- PARKING FOR AT LEAST 2 CARS
- COUNCIL TAX BAND B