ADAMS & JONES

9 St Mary's Road
Market Harborough
Leicestershire LE16 7DS
01858 461888

2 Station Road
Lutterworth
Leicestershire LE17 4AP
01455 886670

info@adams-jones.co.uk
www.adams-jones.co.uk

Service without compromise

30a New Street, Lutterworth, LE17 4PQ

£775 Per Month

Welcome to this charming one-bedroom ground floor flat located on New Street in the popular town of Lutterworth. As you step inside, you are greeted by a beautifully fitted kitchen complete with appliances, ideal for whipping up your favourite meals. The open-plan design seamlessly connects the dining room and lounge, creating a warm and inviting atmosphere for relaxing or entertaining guests. The property boasts a comfortable double bedroom, providing a peaceful retreat at the end of a long day. The adjacent shower room offers both convenience and style. Outside, you will find a designated parking space, ensuring you never have to worry about parking after a long day out. Situated within walking distance of all local amenities, including shops, restaurants, and more, this flat offers the perfect blend of comfort and convenience.

naea | propertymark PROTECTED
The Property Ombudsman
arla | propertymark PROTECTED

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.

ADAMS & JONES

Breakfast Kitchen 10'2" x 8'1" (3.10m x 2.46m)
Composite entrance door opening into the kitchen which is fitted with a wide range of white gloss cabinets with quartz surfaces. Stainless steel sink unit with mixer taps. Built under single electric oven with induction hob and extractor canopy. Integral washing machine and fridge. Luxury vinyl flooring. Dual aspect windows. Electric radiator.

Breakfast Kitchen (photo Two)

lounge 5'6" x 13'4" (1.68m x 4.06m)
The lounge area is open plan to the dining kitchen and has continuation of luxury vinyl flooring.

Shower Room 7'8" x3'10" (2.34m x1.17m)
Fitted with a low level WC, wash hand basin set onto a vanity drawer unit, shower enclosure with sliding doors, ceramic wall and floor tiles. Chrome heated towel rail.

Outside & Parking
There is a parking space that can be found outside adjacent to the property.

Additional Information
Council tax band A
Deposit based on £775 rent per calendar month amounting to £894
Holding deposit equivalent of one weeks rent £178

Service without compromise

ADAMS & JONES

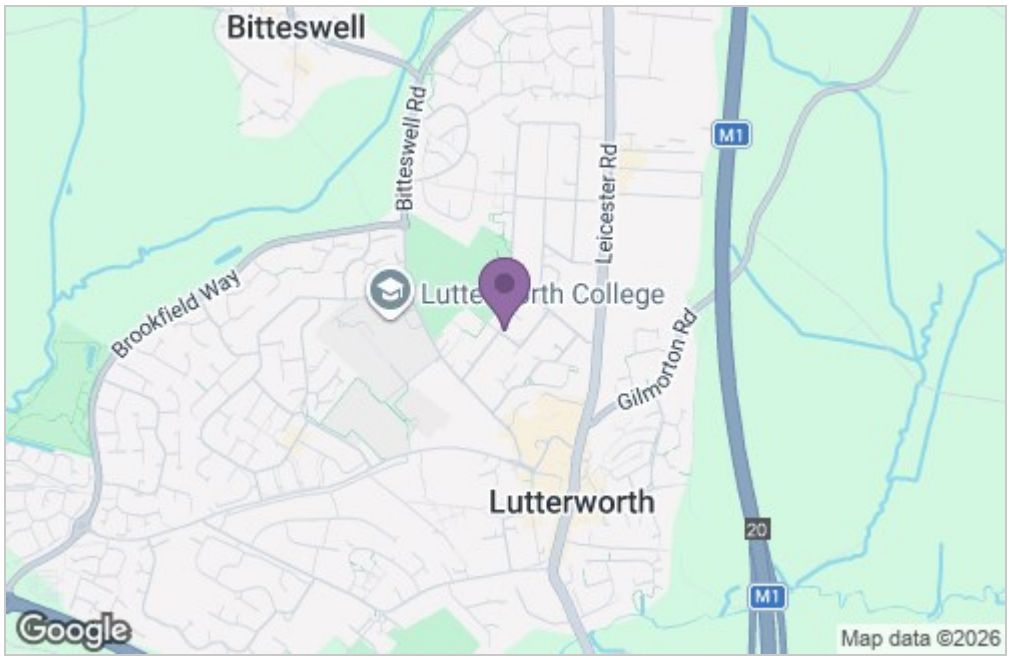
Floor Plan

Ground Floor

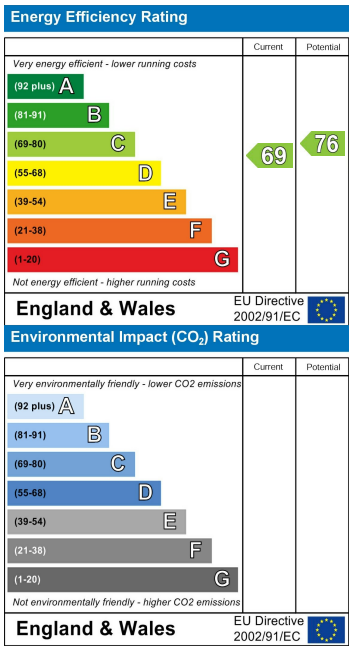
Approx. 30.4 sq. metres (326.9 sq. feet)

Total area: approx. 30.4 sq. metres (326.9 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise