

## 26 Regent Street, Lutterworth, LE17 4BD



**£225,000**

Nestled in the heart of Lutterworth, this charming house on Regent Street offers a delightful blend of comfort and convenience. With its central location, residents will enjoy easy access to the vibrant amenities of this popular market town, including shops, cafes, and local parks, making it an ideal choice for those seeking a lively community atmosphere. The well presented accommodation includes a welcoming reception room, spacious newly fitted kitchen/diner, two well-proportioned bedrooms and a newly fitted bathroom. One of the standout features of this home is the large enclosed garden, which presents a wonderful opportunity for outdoor living. Offered with no upward chain.

*Service without compromise*



## Entrance Hall

Hardwood front door with fanlight window. Stairs rising to the first floor. Door to:-

## Lounge 12'11" x 11'11" (3.94m x 3.63m)



Double glazed window to the front elevation. Radiator. Television point. Under stairs storage cupboard. Door to:-

## Kitchen/Diner 16'0" x 9'11" (4.88m x 3.02m)



Fitted base and wall units. Granite effect work surfaces. Fitted oven and four ring electric hob with stainless steel extractor hood over. Space and plumbing for automatic washing machine. Single sink. Radiator. Tile effect vinyl flooring. Double glazed door leading outside.

## Kitchen Diner Photo Two



## First Floor Landing

Opaque double glazed window to the side elevation. Access to loft space. Doors to rooms.

## Bedroom One 13'2" x 10'0" (4.01m x 3.05m)



Double glazed window to the front elevation. Built in wardrobe. Radiator.

Bedroom One Photo Two



Bedroom Two 11'10" x 9'9" (3.61m x 2.97m)



Double glazed window to the rear aspect. Radiator.

Bathroom



Panelled bath with mains operated shower fitment. Pedestal wash hand basin. Low level WC. Heated towel rail. Fitted bathroom cabinets. Opaque double glazed window.

Garden



The rear garden extends approximately 70' in length and is laid mainly to lawn with a paved patio area. There is a brick constructed store. The rear garden is enclosed by timber lap fencing with gated pedestrian access to the front.





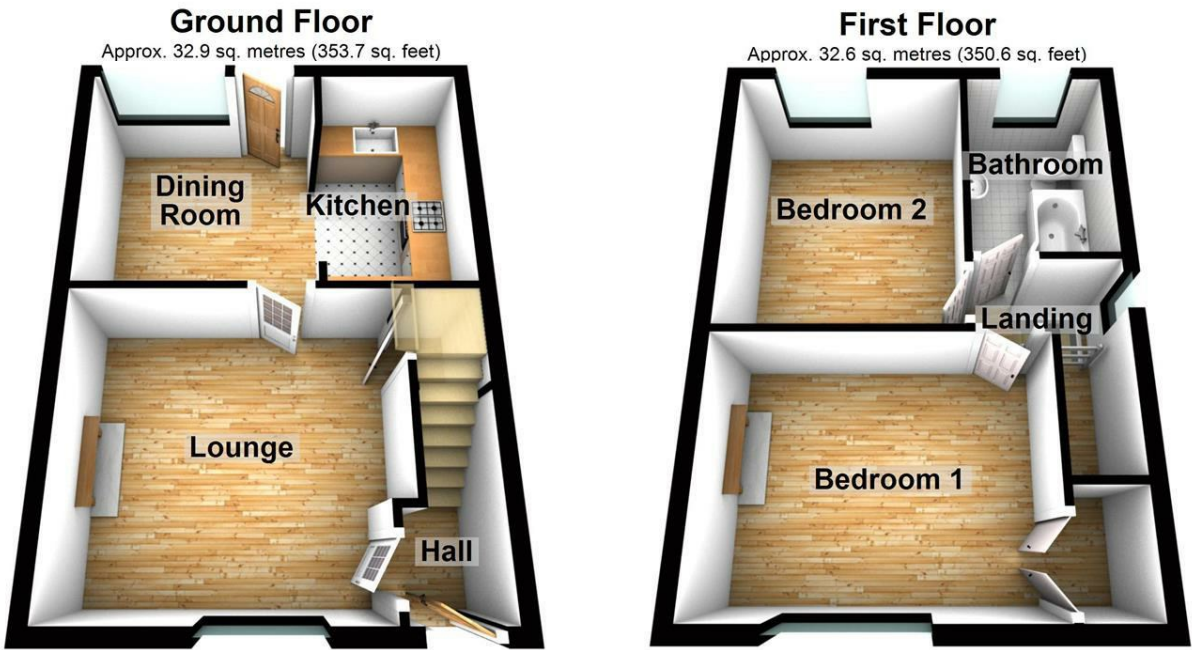
Garden Photo Two



Garden Photo Three



Floor Plan

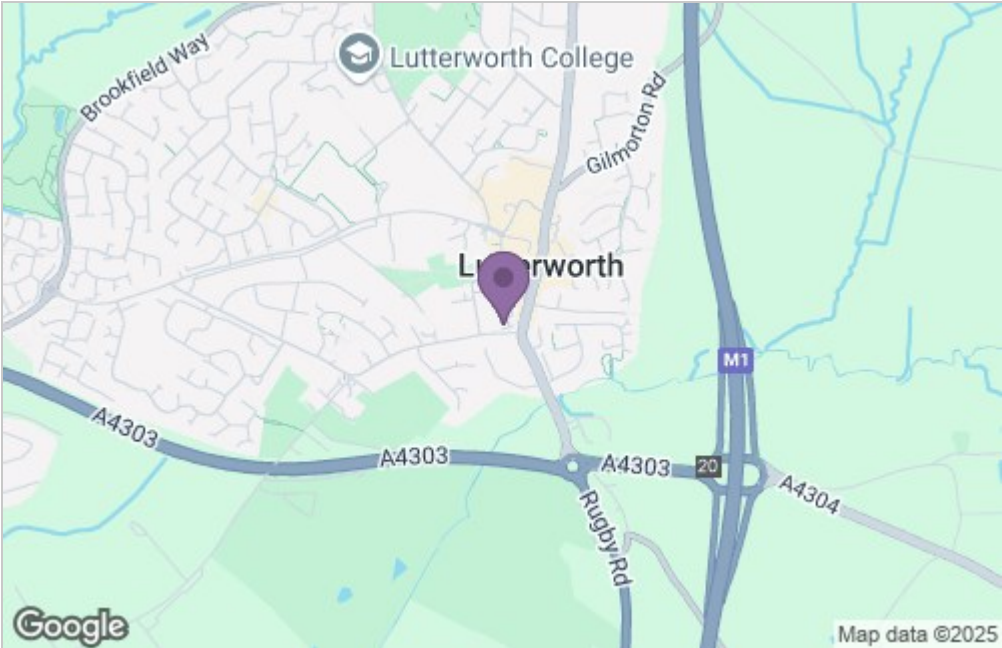


Total area: approx. 65.4 sq. metres (704.3 sq. feet)

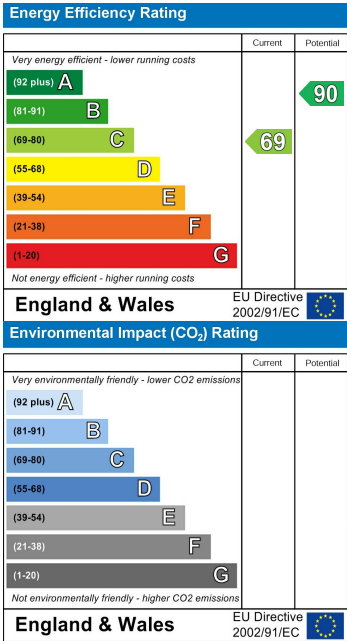
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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