

30 Market Street, Lutterworth, LE17 4EH



Offers Over £230,000

Conveniently situated in the very heart of this popular market town is this beautifully presented modern three bedroom town house. The gas centrally heated and double glazed accommodation comprises: Entrance hall, lounge, dining room, fitted kitchen with appliances, landing, three bedrooms and family bathroom. There is also an easily maintained private garden, off road parking and a single garage. The property is offered with no upward chain.

Entrance Hall

Accessed via opaque double glazed front door. Radiator. Door to:-

Lounge 15'3" x 10'11" (4.65m x 3.33m)



Double glazed window to the front elevation. Pebble effect fitted gas fire with 'Adam' style timber surround. Decorative ceiling beams. Radiator. Telephone and television points. Door to:-

Dining Room 12'9" x 8'1" (3.89m x 2.46m)



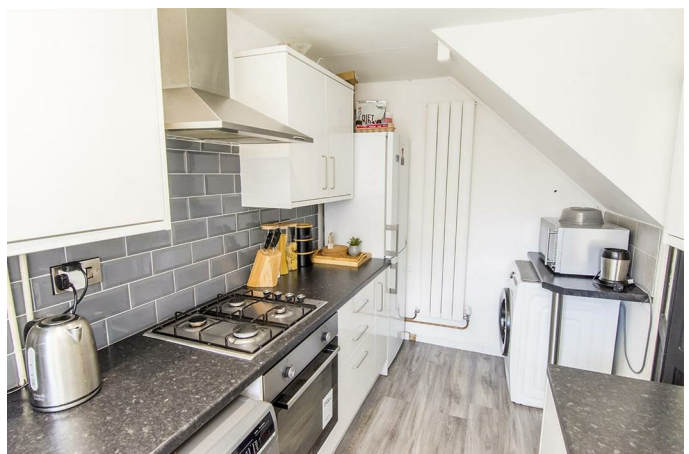
Grey wood effect laminate flooring. Stairs rising to the first floor with under stairs storage cupboard. Fitted base storage cupboard and laminated breakfast bar. Double glazed French doors opening out to the rear garden. Bi-fold door to:-

Kitchen 12'9" x 6'9" (3.89m x 2.06m)



Modern fitted kitchen with a range of high gloss fronted base and wall units. Laminated roll edge work surfaces and breakfast bar with complementary tiled splash backs. Fitted four ring gas hob with electric oven below and stainless steel extractor hood over. Fitted automatic washing machine and upright fridge/freezer. Stainless steel sink and drainer. Wood effect laminate flooring. Wall mounted gas fired central heating boiler. Modern vertical radiator. Double glazed window to the rear aspect.

Kitchen (Photo 2)



First Floor Landing



Timber balustrade. Access to loft space. Doors to rooms.

Bedroom One 12'10" max x 9'6" (3.91m max x 2.90m)



Double glazed window to the rear aspect. Fitted wardrobes and airing cupboard housing lagged hot water tank. Television point. Radiator.

Bedroom Two 11'0" x 8'9" (3.35m x 2.67m)



Double glazed window to the front elevation. Access to loft space with retractable loft ladder. Radiator.

Bedroom Three 8'0" x 6'4" (2.44m x 1.93m)



Double glazed window to the front elevation. Radiator.



Bathroom



Panelled bath with electric shower fitment over. Pedestal wash hand basin. Low level WC. Complementary tiling. Wood laminate flooring. Opaque double glazed window.

Outside



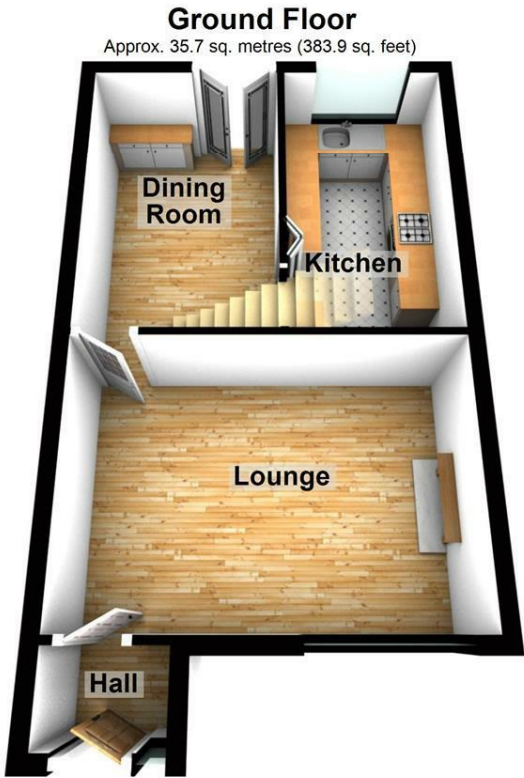
To the front of the property is a small slated forecourt with steps up to the front door. There is vehicle and pedestrian access to the rear via Walker Manor Court. The rear garden is laid to 'Astroturf' with a central paved pathway and timber lap fencing affording a good deal of privacy. There is secure gated pedestrian access to the garage and parking area.

Garage



Single detached garage with up and over door, personal side door and power and lighting. here is parking for a small vehicle in front and further single car parking to the side.

Floor Plan



Total area: approx. 69.9 sq. metres (752.4 sq. feet)

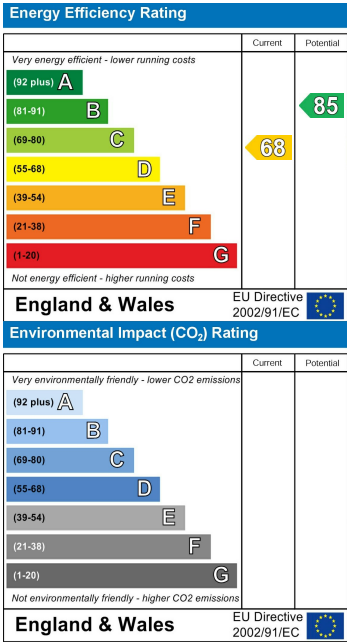
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise