

38 New Street, Lutterworth, LE17 4PQ



£950 Per Month

A well presented and spacious mid terraced home centrally located in this popular market town. The gas centrally heated and double glazed accommodation comprises: Entrance hall, lounge, dining room, kitchen, landing, three bedrooms and bathroom. There is also a good sized and private South facing rear garden. The property is offered unfurnished and is available early January.

Entrance Hall

Radiator. Wood laminate flooring. Stairs rising to the first floor. Doors to rooms.

Lounge 11'10" x 11'6" (3.63 x 3.53)

Double glazed bay window to the front elevation. Radiator. Television point.

Dining Room 12'11" x 11'6" (3.94 x 3.51)

Feature brick constructed open fireplace. Two wall lights. Double glazed French doors leading out to the rear garden. Under stairs storage cupboard. Archway to:-

Kitchen 14'6" x 7'10" (4.44 x 2.39)

Fitted base and wall units. Roll edge work surfaces with complementary tiled splash backs. Fitted oven and four ring electric hob. Space and plumbing for automatic washing machine. Enamelled one and a half sink and drainer. Double glazed windows to the side and rear elevations. Double glazed door leading out to the rear garden.

Landing

Timber balustrade. Radiator. Airing cupboard housing lagged hot water tank. Doors to rooms.

Bedroom One 16'6" x 11'10" (5.05 x 3.63)

Two double glazed windows to the front elevation. Two built in double wardrobes. Radiator.

Bedroom Two 12'11" x 10'5" (3.94 x 3.20)

Double glazed windows to the rear elevation. Radiator. Television point.

Bedroom Three 2.46 x 2.41 (0.61m.14.02m x 0.61m.12.50m)

Double glazed window to the rear elevation. Radiator. Television point.

Bathroom

Panelled bath with electric shower fitment over. Wash hand basin. Low level WC. Heated towel rail. Complementary tiling. Opaque double glazed window.

Outside

To the front of the property is a small forecourt. There is gated side pedestrian access to the rear garden. The rear garden is South facing and is laid mainly to lawn with a paved patio area. The garden is enclosed by timber lap fencing and there is a timber garden store.

Additional Information

Council tax band B

Holding deposit equivalent to one weeks rent £219

Damage deposit based on £950 rent per calendar month amounting to £1096

Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

Floor Plan

Area Map



Energy Efficiency Graph

