

20 Bank Street, Lutterworth, LE17 4AG



£275,000



A fabulous opportunity has arisen to acquire this three bedroom period home which is conveniently located close to the heart of Lutterworth Town Centre and all its amenities. This home is well presented and has generous family living space set over three floors. You will find a lovely lounge situated at the front of the property, an inner hall provides access to the all essential ground floor cloakroom, the spacious dining kitchen, utility and the cellar. On the first floor is a principal bedroom having an en-suite shower room and also the family bathroom. On the second floor are two further double bedrooms. To the rear of the property is a small block paved seating area with steps leading up to the main garden. Offered with no upward chain. Please see some photos of how the property could look displayed with furniture.

Lounge 13'8" x 12'8" (4.17m x 3.86m)

A spacious lounge with a window to the front aspect, a wooden entrance door and two radiators

Inner hall 9'8" x 5'2" (2.95m x 1.57m)

Having two storage cupboards and the staircase rises to the first floor accommodation.

Breakfast Kitchen 12'10" x 10'8" (3.91m x 3.25m)

Fitted with a wide range of oak cabinets with complimenting work surfaces,, electric oven, ceramic hob and extractor hood, stainless steel sink, dishwasher and space for a fridge freezer. There is a window overlooking the garden, ceramic floor tiles and a glazed back door.

Utility Cupboard 7'5" x 3'10" (2.26m x 1.17m)

Fitted with wall mounted cabinets space for a washing machine, ceramic floor tiles and a radiator.

Cloakroom 6'1" x 3'4" (1.85m x 0.91m/1.22m)

Fitted with a low flush WVC and wash hand basin. Ceramic floor tiles and extractor fan.

Cellar

The cellar is accessed via a door from within the under stairs cupboard located in the inner hall. Having two extractor fans, utility meters and light is connected.

First Floor Landing

There is a window to the rear aspect, a radiator, staircase rising to the second floor. Communicating doors to Principle bedroom and the bathroom.

Principal Bedroom 13'5" x 12'11" (4.09m x 3.94m)

A generous double bedroom with a sash style window to the front aspect and a radiator.

En-Suite 7'9" x 3'3" (2.36m x 0.99m)

Fitted with a low flush WVC, hand wash basin, shower cubicle, ceramic wall tiles and laminate flooring, radiator and an obscure glazed window to the side aspect.

Family Bathroom 8'3" x 6'7" (2.51m x 2.01m)

Fitted with a low flush WVC, wash hand basin, bath with shower and side screen, radiator, laminate flooring, ceramic wall tiles, obscure glazed window, storage cupboard housing the gas central heating boiler.

Second Floor Landing

With loft access and communicating doors to the bedrooms.

Bedroom Two 13'5" x 13" (4.09m x 3.96m)

A double bedroom with a window to the front aspect and a radiator.

Bedroom Three 12'8" x 10'2" (3.86m x 3.10m)

A double bedroom with a window to the rear aspect, built- in storage cupboard and a radiator.

Garden

The rear garden has a small block paved terrace with steps leading up to the garden which is mainly laid to lawn with well stocked shrub and flower borders. There is a timber garden shed.

Outside

There is a shared access to the rear of the properties via an alleyway. Property numbers 16,18 7 20 Bank Street all share the alleyway to the rear of the properties this provides access to their individual gardens.

Area Map



Floor Plans



Energy Efficiency Graph

