

61 Blakenhall Drive, Lutterworth, LE17 4DN



40% Shared ownership £104,000

Nestled in the desirable area of Blakenhall Drive, Lutterworth, this charming end-terrace house presents an excellent opportunity for first-time buyers, particularly with its appealing 40% shared ownership option. This new property boasts a well-thought-out layout, featuring two spacious reception rooms that provide ample space for relaxation and entertaining. Upon entering, you are welcomed by a bright entrance hall leading to a convenient cloakroom. The heart of the home is the dining kitchen, which is perfect for family meals and gatherings. The lounge, adorned with French doors, seamlessly connects to the landscaped garden, allowing for a delightful indoor-outdoor living experience. The property comprises two generously sized double bedrooms, ensuring comfort and privacy. The modern bathroom is equipped with a shower over the bath, catering to all your bathing needs. Outside, the beautifully landscaped garden features a paved patio area, ideal for al fresco dining, and steps leading up to a lush lawn, perfect for enjoying sunny days. A lovely seating area enhances the garden's charm, making it a wonderful space for relaxation. Additionally, the property includes a drive that accommodates two parking spaces, providing convenience for residents and guests alike. Set in a tranquil location with open green space to the front, this home offers a peaceful retreat while remaining close to local amenities. This property is not just a house; it is a place to create lasting memories.

Service without compromise

Entrance Hallway 11'9" x 14'7" (3.58 x 4.44)



Enter the property via a composite front door to where you will find a radiator and the stairs rising to the first floor.

Cloakroom 3'0" x 5'8" (0.91m x 1.73m)



Fitted with a low-level W/C and a wall hung wash hand basin. There is vinyl flooring throughout. An opaque window to the side aspect and a radiator.

Kitchen/Diner 15'10" x 7'11" (4.83m x 2.41m)



The kitchen is fitted with modern cabinets with complementing work surfaces over, stainless steel bowl and a half sink with mixer taps, oven, hob and an extractor fan. There is space and plumbing for a washing machine and fridge freezer. There is ample space for a dining table. Vinyl flooring throughout. A window to the front aspect and a radiator.

Kitchen Area



Dining Area



Landing



The window to the side aspect allows lots of natural sunlight into this space. There is a useful storage cupboard also in this space. The loft can be accessed via a loft hatch. A radiator.

Bedroom One 15'1" x 9'9" (4.60m x 2.97m)



The double bedroom has dual front aspect windows - allowing an abundance of natural light to flow into this room. There is ample room for wardrobes. A radiator.

Lounge 9'11" x 15'2" (3.02m x 4.62m)



The lounge has a set of French doors opening into the garden, and a radiator

Bedroom One (Photo Two)



Bathroom 6'9" x 8'1" (2.06m x 2.46m)



Fitted with a low-level W/C, a pedestal hand wash basin, a bath with a shower and side screen. Ceramic tiled walls and vinyl flooring throughout. There is also a heated towel rail and an extractor fan.

Bedroom Two 15'1" x 9'0" (4.60m x 2.74m)



This double bedroom has a window to the rear aspect and a radiator.

Bedroom Two (Photo Two)



Bathroom (Photo Two)



Garden



The landscaped garden has a paved patio area with steps up to the lawn. The garden also benefits from a lovely seating area.

Garden (Photo Two)



Rear Aspect Photo



Outside & Parking



This lovely home is situated in a quiet spot overlooking open rural fields. To the front is a pretty lawn surrounded by mature hedging. The drive provides ample off road parking.

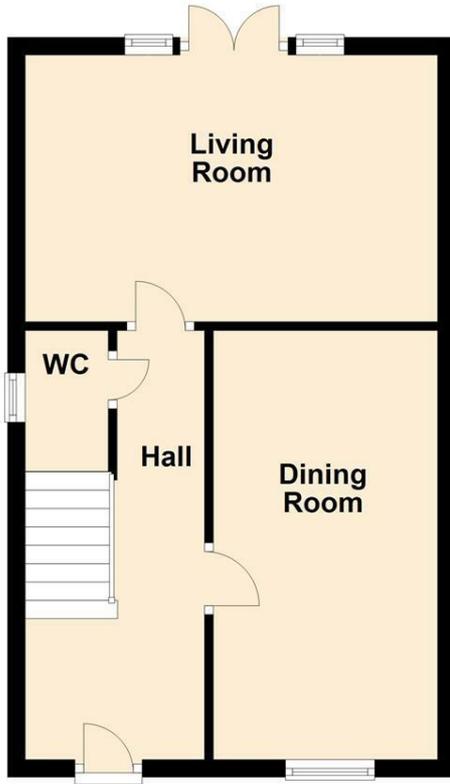
Service Charge Information

There is a monthly service charge of approximately £53.07

Floor Plan

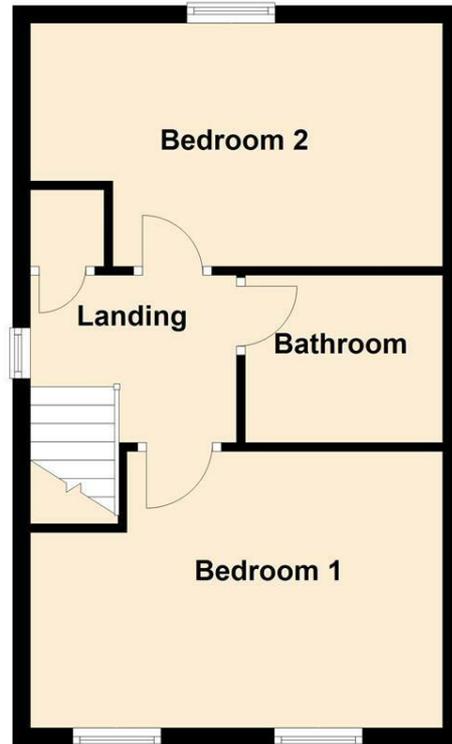
Ground Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



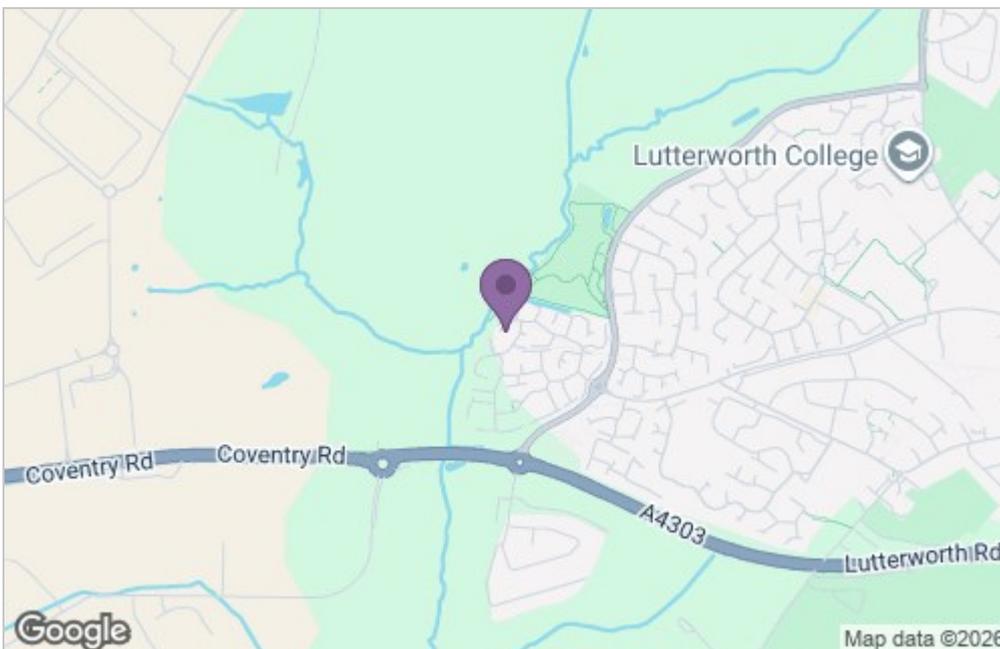
First Floor

Approx. 37.6 sq. metres (404.9 sq. feet)

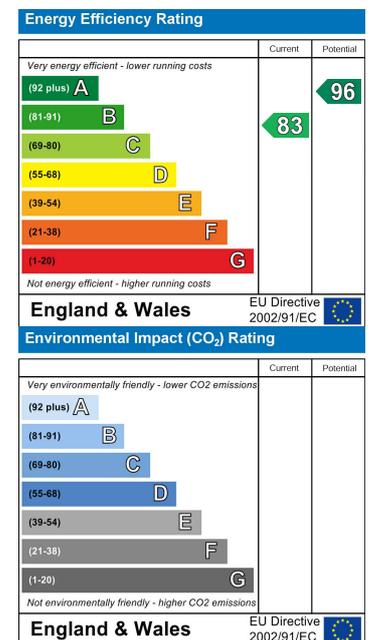


Total area: approx. 75.2 sq. metres (809.8 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise