ADAMS & JONES

9 St Mary's Road
Market Harborough
Leicestershire LE16 7DS
01858 461888

2 Station Road
Lutterworth
Leicestershire LE17 4AP
01455 886670

info@adams-jones.co.uk
www.adams-jones.co.uk

Service without compromise

20 Woodway Road, Lutterworth, LE17 4QG

£260,000

Located on Woodway Road in the charming town of Lutterworth, this three-bedroom semi-detached family home offers a perfect blend of comfort and convenience. Situated in a friendly residential area, the property is just a short stroll from local schools and the town centre, making it an ideal choice for families. Upon entering, you are welcomed by a porch that leads into a spacious lounge, providing a warm and inviting atmosphere for relaxation and family gatherings. The dining kitchen, located at the rear of the house, boasts lovely views over the garden, making mealtimes a pleasure. The kitchen is well-equipped and designed for both cooking and entertaining. The property features two generously sized double bedrooms, each with handy storage cupboards, alongside a cosy single bedroom, perfect for children or guests. The family bathroom is practical, complete with a shower over the bath, catering to the needs of a busy household. Step outside to discover a delightful rear garden, predominantly laid to lawn, which is ideal for children to play or for hosting summer barbecues. The garden also features a paved patio seating area, mature trees for added privacy, a raised vegetable plot for the green-fingered enthusiast, a greenhouse, and a timber shed for storage. For those with vehicles, the property offers a block-paved and gravelled driveway, providing off-road parking for two cars. Additionally, an up-and-over garage door leads into a carport, with a hard-standing paved area that is perfect for accommodating a caravan or campervan. This charming home is a wonderful opportunity for anyone seeking a comfortable family residence in a convenient location.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Porch 2'2" x 7'8" (0.66m x 2.34m)

Enter the property via a UPVC door. There is plenty of space to hang outdoor coats.

Lounge

The spacious lounge has a window to the front aspect and a radiator. Stairs rising to the first floor.

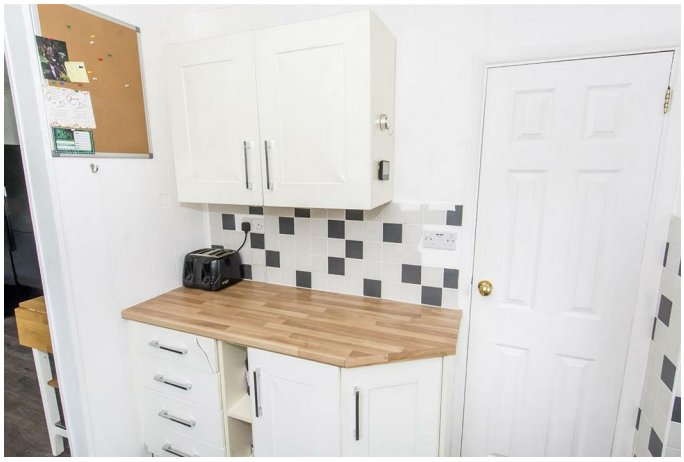
Dining Area 11'0 x 6'0 (3.35m x 1.83m)

The dining area has a fireplace and a window to the rear with views over the garden. Luxury vinyl flooring throughout.

Kitchen 11'0 x 19'8" (3.35m x 5.99m)

Fitted with modern cabinets with worksurfaces over, stainless steel bowl and a half mixer taps, oven with has hob and extractor fan. There is space and plumbing for a washing machine and tumble dryer. A useful storage cupboard. UPVC back door and luxury vinyl flooring throughout. A window to the rear overlooking the garden.

Kitchen (Photo Two)



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Lounge (Photo Two)

Landing

There is an airing cupboard and communicating doors to the bedrooms and the bathroom.

Bedroom One 10'11" x 11'11" (3.33m x 3.63m)

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

Bedroom One (Photo Two)

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Bedroom Two 11'0 x 11'0 (3.35m x 3.35m)

A double bedroom with a window to the rear aspect overlooking the garden. Corner built in wardrobes. Laminate flooring throughout and a radiator.

Bedroom Three 7'2" x 8'6" (2.18m x 2.59m)

A singles bedroom with a window to the front aspect. A radiator and over stairs storage cupboard.

Bathroom 8'4" x 5'6" (2.54m x 1.68m)

Fitted with a low-level W/C, pedestal hand wash basin, bath with shower over and a chrome heated towel rail. Two opaque windows to the rear aspect. Ceramic wall tiles and vinyl flooring throughout.

Bathroom (Photo Two)

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Garden

The garden is mainly laid to lawn with a paved patio seating area and mature trees surrounding. There is a raised vegetable plot, greenhouse and timber shed.

Garden (Photo Two)

Garden (Photo Three)

Rear Aspect Photo

Parking

A block paved and gravelled drive provides off road parking for two vehicles to the front of the property . An up and over garage door opens into the carport and there is a hard standing paved area which is ideal for a caravan or campervan.

Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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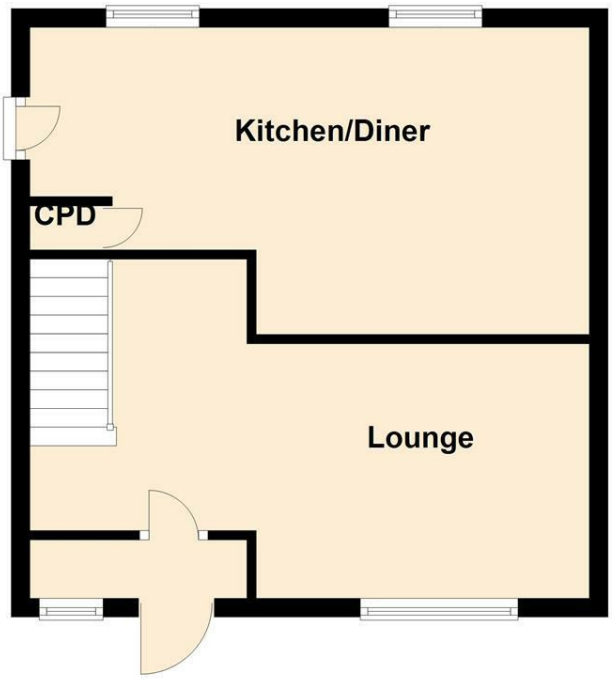
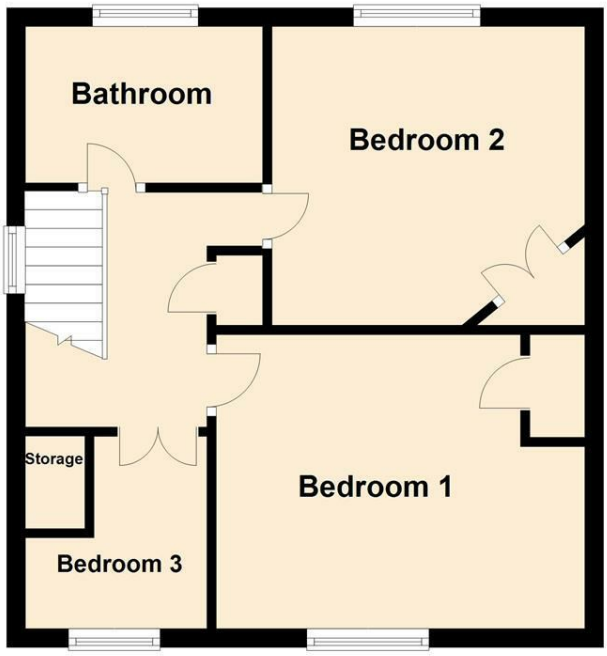
Floor Plan

Ground Floor
Approx. 38.3 sq. metres (412.0 sq. feet)

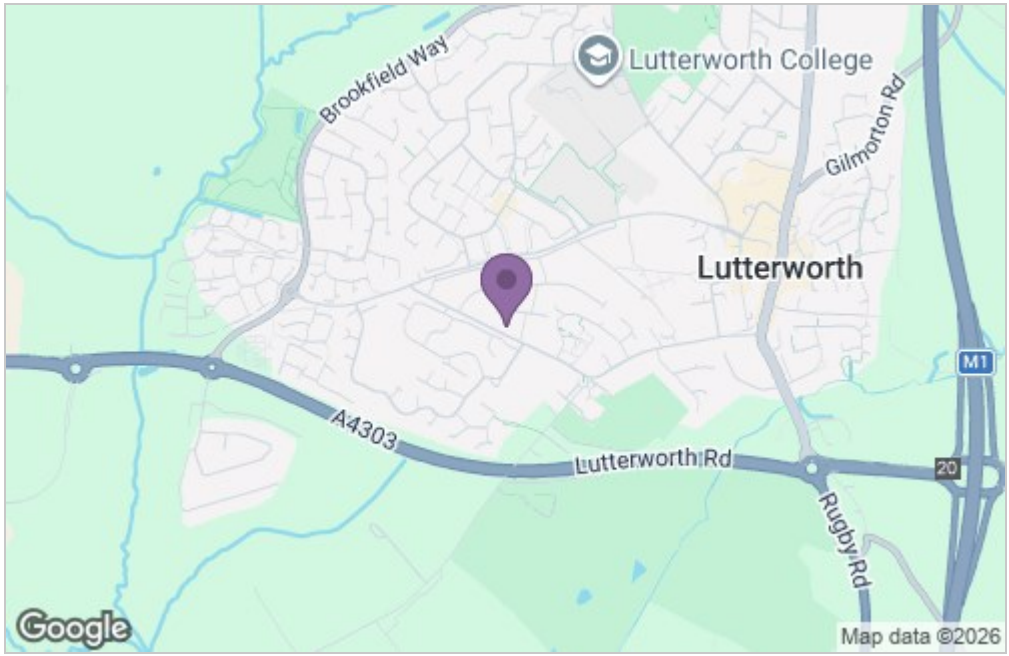


First Floor
Approx. 42.0 sq. metres (451.9 sq. feet)

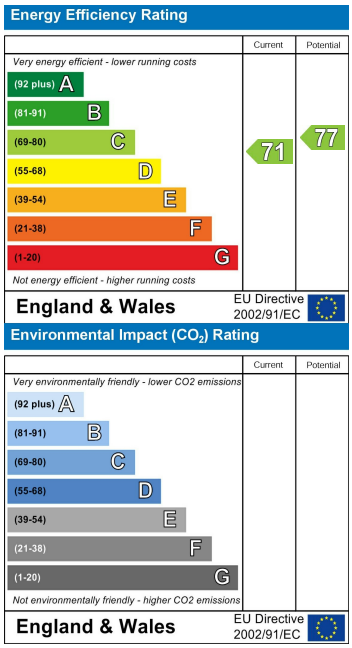


Total area: approx. 80.3 sq. metres (863.9 sq. feet)

Area Map



Energy Efficiency Graph



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