

9 The Hawthorns, Lutterworth, LE17 4UL



£210,000

Located in the charming area of The Hawthorns, Lutterworth, this delightful two-bedroom detached retirement bungalow presents a wonderful opportunity for those seeking a peaceful and independent lifestyle. Located within the sought-after "Holly Lodge" development, residents will benefit from proximity to local shops and the picturesque Lutterworth Recreation Park, making it an ideal setting for leisurely strolls and community engagement. Upon entering the bungalow, you are welcomed by a spacious entrance hall complete with a convenient cloak cupboard. The inviting lounge features patio doors that open directly into the garden, allowing for an abundance of natural light and a seamless connection to the outdoor space. Adjacent to the lounge, the dining room provides an excellent area for entertaining guests or enjoying quiet meals at home. The property boasts a well-appointed bathroom and two comfortable bedrooms, perfect for relaxation and rest. Outside, you will find a designated parking space, ensuring ease of access, while the front of the bungalow features a covered porch and ample room for storing wheelie bins, adding to the practicality of the home. This bungalow is offered with no upward chain, making it an attractive option for those looking to move in without delay. With its blend of comfort, convenience, and community spirit, this property is a must-see for anyone considering a retirement home in Lutterworth.

Service without compromise

Hall



Enter the property via a wooden door, to where you will find a storage cupboard and heater

Kitchen 8'1" x 9'9" (2.46m x 2.97m)



Fitted with cabinets with complimenting work surfaces, bowl and a half composite sink plus mixer taps, eye level oven, new electric hob and extractor fan. Integrated fridge freezer. Windows to both the front and side aspects. Vinyl flooring throughout.

Lounge 13'11" x 10'11" (4.24m x 3.33m)



The lounge has a fireplace housing an electric fire. A set of patio doors open into the well maintained garden. Decorative coving to the ceiling.

Lounge (Photo Two)



Dining Room/Bedroom Two 10'3" x 8'1" (3.12m x 2.46m)



This room is currently fitted with office furniture. Electric wall heater and decorative coving to the ceiling.

Dining Room/Bedroom Two (Photo Two)



Bedroom One 10'7" x 13'3" (3.23m x 4.04m)



This double bedroom has a window to the front aspect. This bedroom benefits from built in wardrobes and an electric storage heater. A window to the rear and side aspect.

Bedroom One (Photo Two)





Shower Room



Fitted with a low-level W/C, bidet, wash hand basin set into a vanity unit, walk-in shower and a Dimplex wall heater. There is decorative coving to the ceiling Ceramic wall tiling throughout and decorative coving to the ceiling. The shower room has an airing cupboard which houses the hot water cylinder.

Shower Room (Photo Two)



Garden



There are communal gardens that wrap around the property and there is also private garden area that can be accessed from the dining room.

Outside





Parking



Additional Information

There is an individual service charge of £290.50 per month

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.

Floor Plan

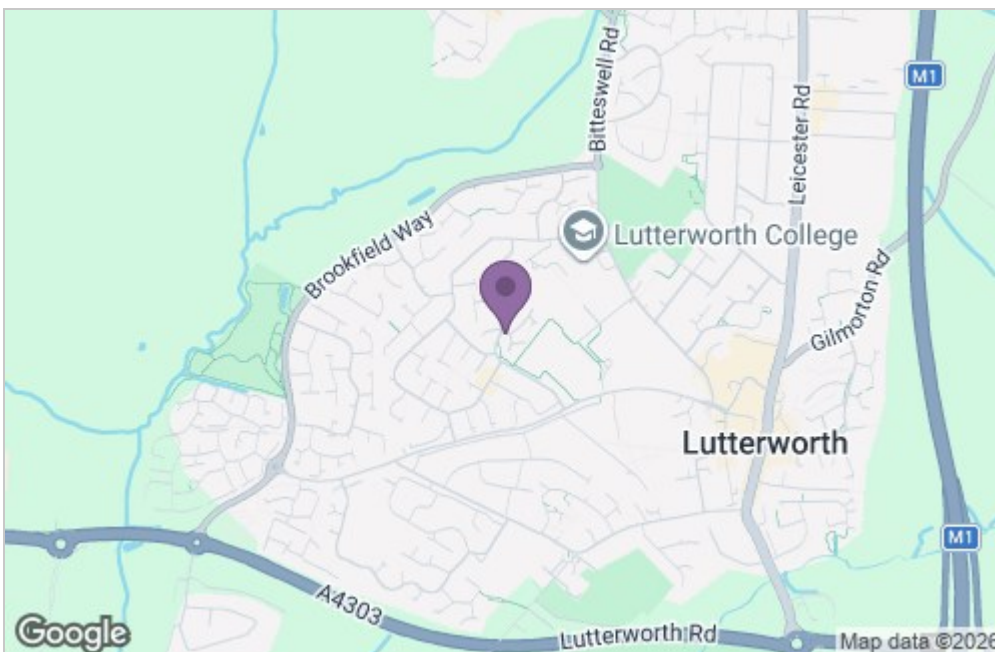
Ground Floor

Approx. 52.6 sq. metres (566.6 sq. feet)

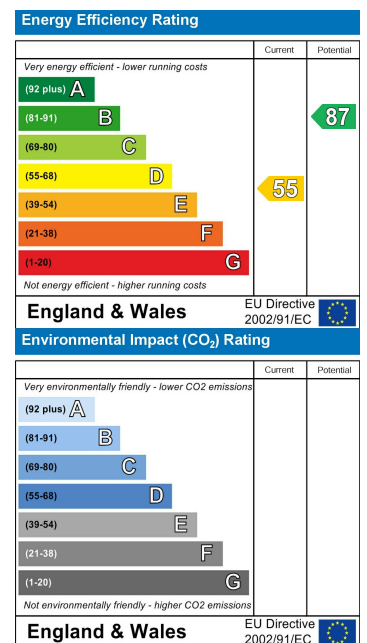


Total area: approx. 52.6 sq. metres (566.6 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise