

6 Shambles Close, Lutterworth, LE17 4LB



£290,000

Situated in a tucked away position in the cul-de-sac of Shambles Close in Walcote, this splendid semi-detached house offers a perfect blend of modern living and comfort. With three spacious double bedrooms, this home is ideal for families or those seeking extra space. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient cloakroom. The heart of the home is the open-plan living dining kitchen, which is beautifully designed with contemporary cabinets and a central island, making it a delightful space for both cooking and entertaining. The area is generously sized, allowing for a dining table and a cosy corner sofa, perfect for family gatherings. A charming woodburning stove adds warmth and character, while French doors seamlessly connect the indoor space to the garden, inviting natural light and fresh air. The first floor features two well-proportioned bedrooms, accompanied by a stylish bathroom complete with a shower over the bath. Ascending to the second floor, you will discover the master bedroom, which boasts an en suite shower room, providing a private retreat for relaxation. The outdoor space is designed for ease of maintenance, featuring a decked seating area and an AstroTurf lawn, ideal for enjoying sunny days. The property also benefits from a driveway that accommodates up to three vehicles, along with a large storage shed for added convenience. This home is presented to a high standard throughout, making it a wonderful opportunity for those looking to settle in a peaceful yet accessible location. With its modern amenities and thoughtful design, this property is sure to impress.

Service without compromise

Hall



Enter via a composite front door where you will find laminate flooring throughout and a radiator. The stairs rise to the first floor.

Cloakroom



Fitted with a low level WC and wash hand machine. Ceramic floor tiles, radiator and an opaque window to the front aspect .

Open Plan Living Dining Kitchen 21'1" x 14'9" (6.43m x 4.50m)



Fitted with gloss cabinets with complimenting work surfaces, composite sink with mixer taps, oven, four ring induction hob with an extractor fan, integrated fridge freezer and dish washer. There is a central island with storage. Ceramic floor tiles and a radiator. A window to the front aspect.

Kitchen Area



Living/Dining Area



Laminate flooring throughout with a charming woodburning stove which adds warmth and character. There is a window to the front aspect, a radiator and a set of French doors opening into the garden.

Woodburner



Utility Cupboard

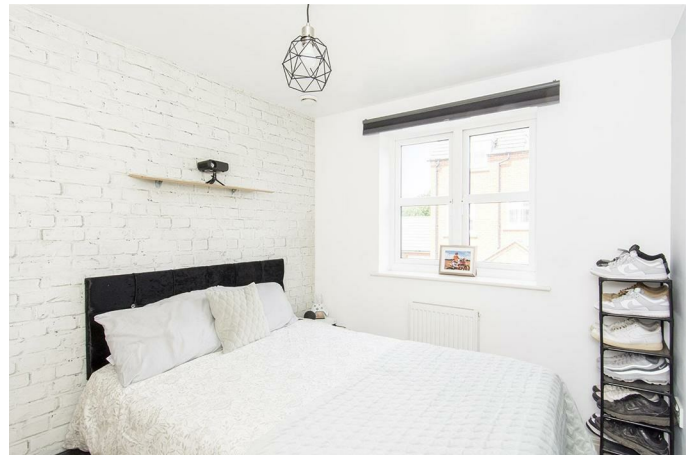
Fitted with a washing machine and a tumble dryer

Landing



With a window to the front aspect and a radiator. The stairs rise to the second floor.

Bedroom Two 11'3" x 8'1" (3.43m x 2.46m)



A double bedroom with a window to the front aspect, fitted wardrobes with sliding doors & a radiator.

Bedroom Three 9'6" x 8'1" (2.90m x 2.46m)



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

Bathroom 7'8" x 6'3" (2.34m x 1.91m)



Fitted with a low-level W/C, a pedestal hand wash basin, bath with a shower screen and a chrome heated towel rail. Ceramic wall and floor tiling throughout. An opaque window to the rear aspect.

Second Floor Landing



The airing cupboard houses the hot water cylinder.

Bedroom One 14'4" x 11'4" (4.37m x 3.45m)



This king sized bedroom has a storage cupboard, built in wardrobes, a window to the front aspect and a radiator.



En-Suite



Fitted with a low-level W/C, pedestal hand wash basin, large shower with sliding doors and chrome heated towel rail. Ceramic wall and floor tiling throughout and a Velux roof window.

Garden



The low maintenance garden has a paved patio area and Astroturf lawn. An outside tap and gated access to the drive. A decked seating area is the ideal spot to relax and enjoy al-fresco dining in the summer months. . The garden also has a useful storage shed.

Outside & Parking

The generous drive provides off road parking for up to three vehicles.

Note For Prospective Buyers

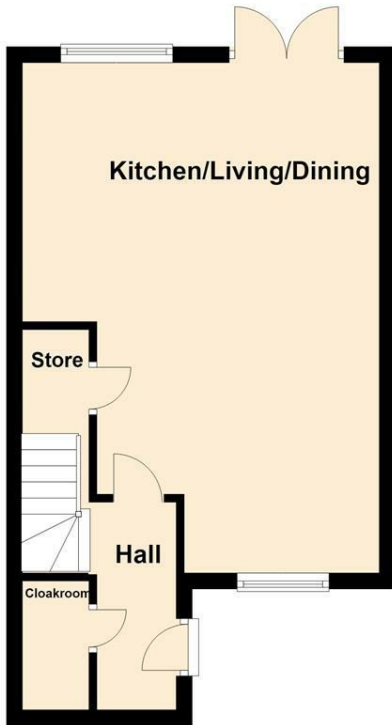
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a

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

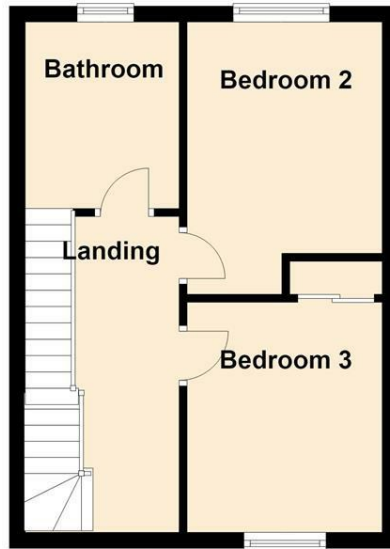
Ground Floor

Approx. 32.2 sq. metres (346.8 sq. feet)



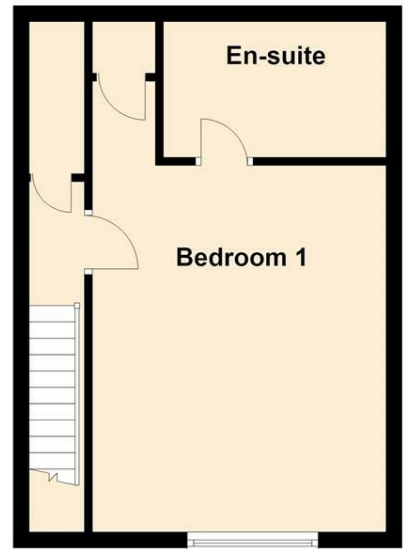
First Floor

Approx. 29.2 sq. metres (314.6 sq. feet)



Second Floor

Approx. 28.9 sq. metres (310.9 sq. feet)

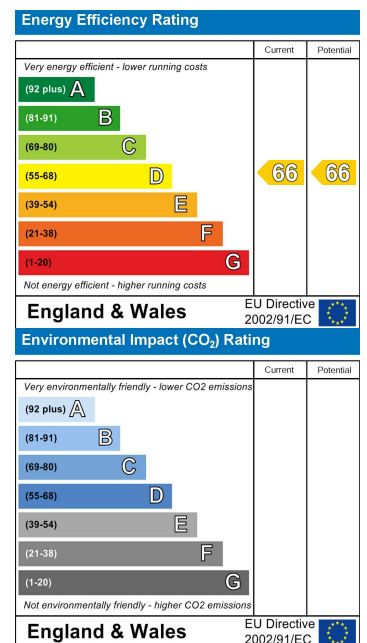


Total area: approx. 90.3 sq. metres (972.4 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise