

## 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.

*Service without compromise*

## 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)



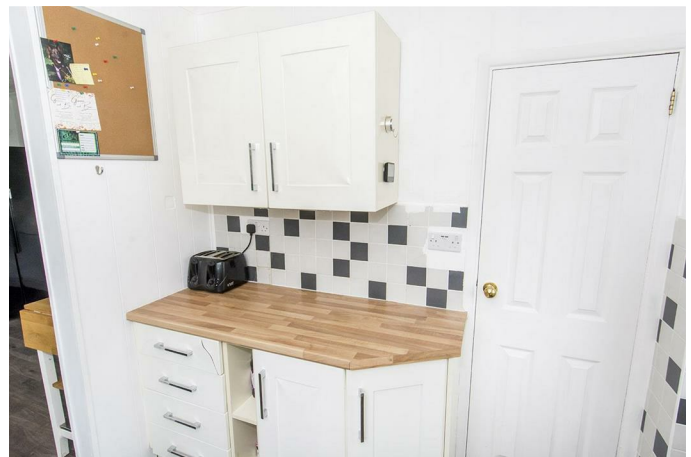
The dining area has a fireplace and a window to the rear with views over the garden. Luxury vinyl flooring throughout.

## 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 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)



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)



**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 single 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)**





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



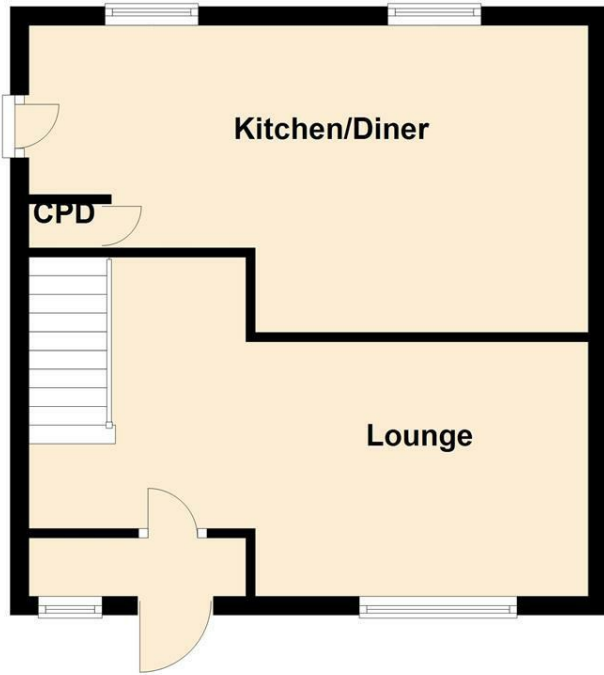
Parking

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.

## Floor Plan

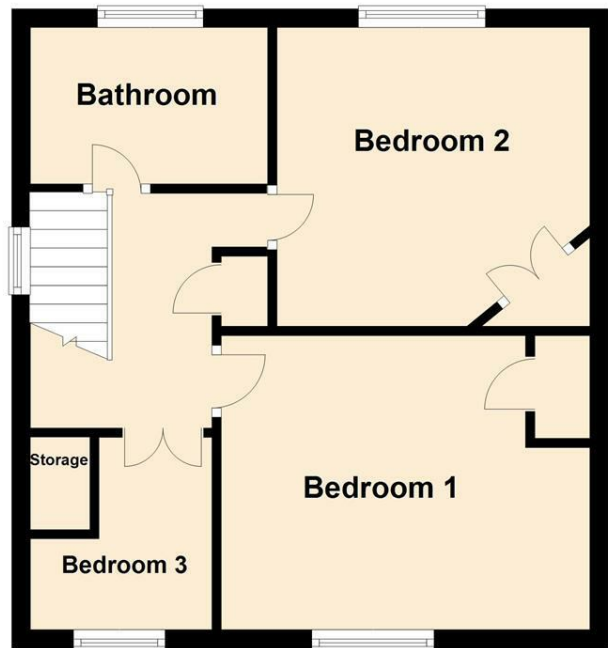
### Ground Floor

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



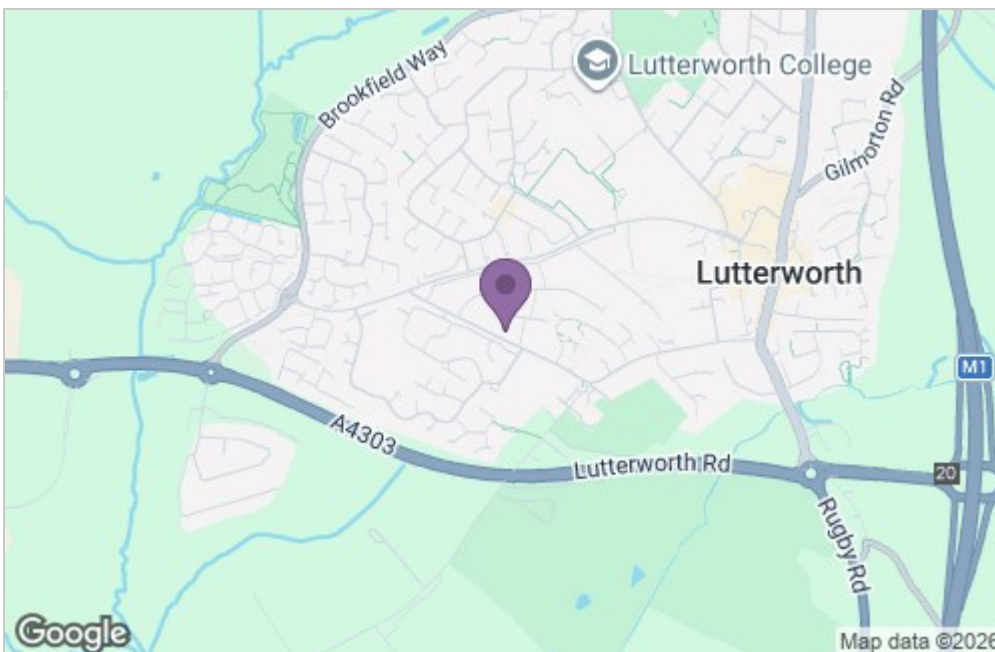
### First Floor

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

*Service without compromise*