

## 42 Market Street, Lutterworth, LE17 4EH



**£249,000**

Situated on Market Street in the popular market town of Lutterworth, this delightful three-bedroom semi-detached cottage is a true gem, brimming with character and period features. Its prime location allows for easy walking access to the town centre and its array of amenities and schools making it an ideal choice for those seeking both convenience and charm. Upon entering, you are welcomed by an inviting entrance hall that leads into a spacious lounge. Here, you will find an impressive inglenook fireplace, complete with a wood-burning stove, which serves as a perfect focal point for cosy evenings. The exposed beams add to the cottage's traditional appeal, creating a warm and homely atmosphere. The breakfast kitchen is well-equipped, featuring a range cooker that will delight any culinary enthusiast. From here, doors open into a quaint courtyard, providing a lovely outdoor space for al fresco dining or simply enjoying a morning coffee. The property boasts two generous double bedrooms, offering ample space for relaxation, alongside a single bedroom that could serve as a guest room or a study. The family bathroom is thoughtfully designed, complete with a shower over the bath, catering to all your bathing needs. One of the standout features of this cottage is the open roof terrace on the first floor, an ideal spot to unwind with a refreshing gin and tonic while taking in the views of the surrounding area. This period cottage is a perfect blend of modern living and historical charm, making it a wonderful place to call home. Whether you are a family, a couple, or an individual seeking a peaceful retreat, this property is sure to impress.

*Service without compromise*

## Entrance Hall

Accessed via a composite door. Stairs rising to the first floor. Recess incorporating storage cupboard. Exposed timber ceiling beam. Radiator. Upvc double glazed door opening out to the rear courtyard. Door to:-

## Lounge 14'8" x 10'5" (4.47 x 3.18)



Double glazed bay window fitted with shutters. Feature 'Inglewood' style fireplace with exposed brick back, timber mantle and flagstone hearth also incorporating cast iron multi-fuel burning stove. Built in storage cupboards. Exposed ceiling beams. Column radiator. Inset ceiling down lighters. Further double glazed window with shutters to the rear. Doorway to:-

## Lounge Photo Two



## Inglenook Fireplace Photo



## Breakfast Kitchen 18'9" x 10'2" (5.72 x 3.10)



Fitted with a range of modern fitted base units. Solid timber work surfaces with complementary tiled splash backs. Fitted gas fired range cooker with five burner gas hob extractor hood over. Butler sink. Ample space for a fridge freezer and a dishwasher. Light oak flooring. Three double glazed windows all with fitted shutters. Exposed ceiling beams. Television point. Radiator. Upvc double glazed door to the rear courtyard.

(Kitchen/Breakfast Room Photo Two)



(Kitchen Area Photo)



## Landing

Double glazed window and door to the roof terrace.  
Doors to bedrooms and bathroom.

Bedroom One 14'8" x 10'11" (4.47 x 3.33)



A double bedroom with dual aspect double glazed windows, with fitted shutters, to the front elevation. Radiator and varnished floorboards.

(Bedroom One, Photo Two)



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Bedroom Two 10'4" x 10'3" (3.15 x 3.12)



A double bedroom. Double glazed window, with fitted shutters, to the side elevation. Radiator and varnished floorboards.

Bedroom Three 9'3" x 7'3" (2.82 x 2.21)



A single bedroom. Double glazed window, with fitted shutters, to the front elevation. Access to loft space. Radiator. This bedroom is currently set out as a work from home office.

Bathroom



Modern white suite comprising: Panelled bath with 'Rain' shower fitment over, vanity unit with inset wash hand basin, and low level WC. Combination heated towel rail and column radiator. Complementary tiling. Vinyl flooring. Wall mounted gas fired combination central heating boiler. Double glazed velux window.

Bathroom Photo Two





## Open Roof Terrace



Decked and enclosed roof terrace with walk on glass flooring over the courtyard.

## Courtyard

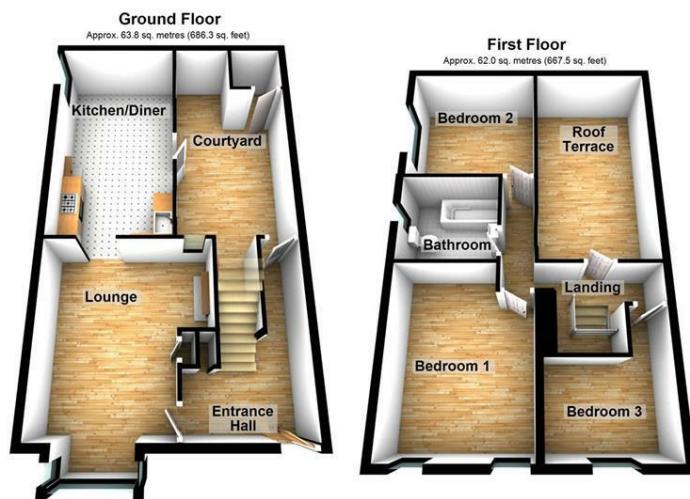


Covered courtyard with quarry tiled flooring . Understairs storage space. Utility store with plumbing for automatic washing machine.

## Parking

Whilst there is no parking directly associated with the property, there is the option of purchasing a council car parking permit for the car parks at either Chapel Street or Church Close. Please call 01455 886670 for more information, or alternatively visit the Harborough District Council website.

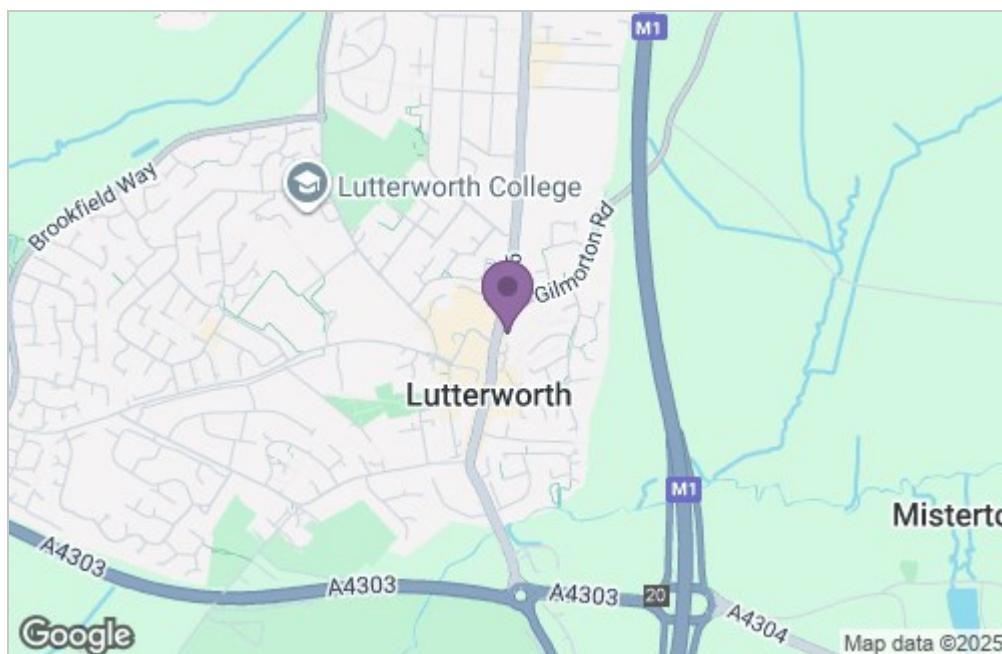
## Floor Plan



Total area: approx. 125.8 sq. metres (1353.8 sq. feet)

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## Area Map



## Energy Efficiency Graph

