

I Elanor Mews Gladstone Street, Lutterworth, LE17



£260,000

Nestled in a quiet corner of Gladstone Street, Lutterworth, this charming two-bedroom detached bungalow offers a delightful blend of comfort and convenience. Just a short stroll from the town centre and local amenities, including a medical practice, this property is perfectly positioned for easy living. Upon entering, you are welcomed by a spacious entrance hall, complete with a utility cupboard that provides ample storage for outdoor coats and shoes. The heart of the home is the open-plan kitchen, which boasts modern cabinets and integrated appliances, making it a joy for any cooking enthusiast. The adjoining lounge area is a serene space, ideal for relaxation, while the sunroom, currently utilised as a dining room, invites natural light and offers a lovely view of the garden through its door and windows. The bungalow features a generously sized double bedroom, which provides ample room for wardrobes, alongside a cosy single bedroom. The bathroom is well-appointed, featuring a shower over the bath for your convenience. Step outside to discover a low-maintenance landscaped rear garden, designed for ease of care. The garden features an artificial lawn, external lighting, a power supply, and a charming summerhouse, creating a perfect retreat for leisure. Enclosed by timber fencing, this private outdoor space is ideal for enjoying sunny days. Additionally, the side of the property boasts an impressive timber canopy with a paved area, perfect for entertaining friends and family during the warmer months. For those with vehicles, the property includes a gravel parking area with space for three cars, ensuring convenience for residents and guests alike. This delightful bungalow is a rare find, combining modern living with a peaceful setting, making it an excellent choice for anyone seeking a comfortable home in Lutterworth.

Service without compromise

Entrance Hall



Enter the property via a UPVC door where there is ample room to hang outdoor coats and store shoes. There are a set of double doors opening into utility cupboard to where you will find plumbing for a washing machine and the wall mounted gas central heating boiler. Solid oak flooring throughout.

Utility Cupboard In Hall



Open Plan Living, Dining, Kitchen 15'7" x 12'4" (4.75m x 3.76m)



The heart of the home is the open-plan living kitchen, which boasts modern cabinets and integrated appliances, making it a joy for any cooking enthusiast. The adjoining lounge area is a serene space, ideal for relaxation. The kitchen is fitted with a range of wall and base units with wood block work surfaces over, stainless steel with mixer taps, electric oven, electric hob with extractor fan over, integrated fridge-freezer and dishwasher. Solid oak flooring throughout and a vertical radiator as well as a radiator in a decorative cabinet.

Kitchen



Lounge



Garden Room (Photo Two)



Garden Room 7'0" x 16'5" (2.13m x 5.00m)

Bedroom One 11'11" x 9'1" (3.63m x 2.77m)



This sunny room has a UPVC insulated roof. This lovely addition to the property is currently being used as a dining room. High quality luxury vinyl flooring throughout. Ample electric sockets. A door gives access to the garden.

A double bedroom with ample room for wardrobes. A window to the front aspect and a radiator.

Bedroom One (Photo Two)



Bedroom Two 9'6" x 5'6" (2.90m x 1.68m)



A single bedroom with a window to the side aspect and a radiator.

Bedroom Two (Photo Two)



Bathroom 5'7" x 6'1" (1.70m x 1.85m)



Fitted with aback to wall W/C, wash hand basin set into a vanity unit, bath with shower over and a chrome heated towel rail. Ceramic wall and floor tiles throughout. An opaque window to the side aspect

Bathroom (Photo Two)





Garden



The low maintenance landscaped rear garden has an artificial lawn area, external lighting, power supply and a summerhouse. The private garden is enclosed by timber fencing. To the side of the property there is an impressive timber canopy with a paved/stoned area - ideal for entertaining friends and family during the summer months.

Garden (Photo Two)



Outside Oak Canopy



Out& Parking

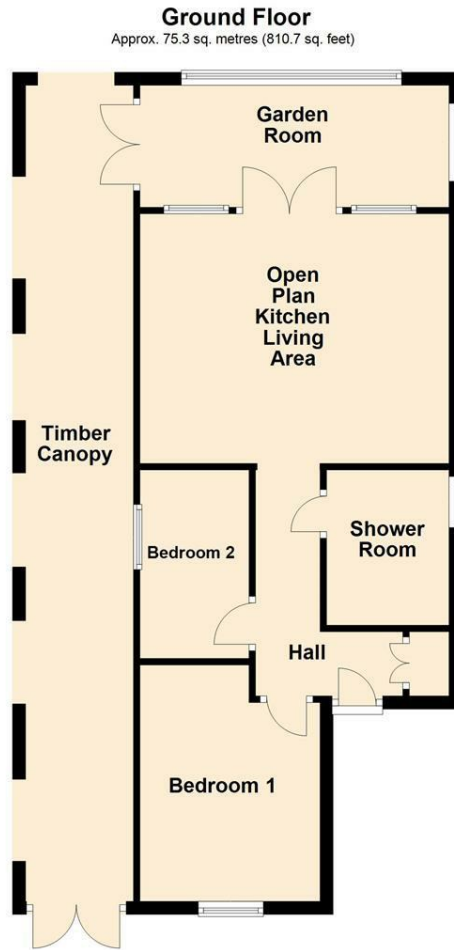


The gravel parking area has three spaces to the side of the front of the property. A set of timber gates lead to the side of the property and the impressive oak canopy.

Note For Prospective Buyers

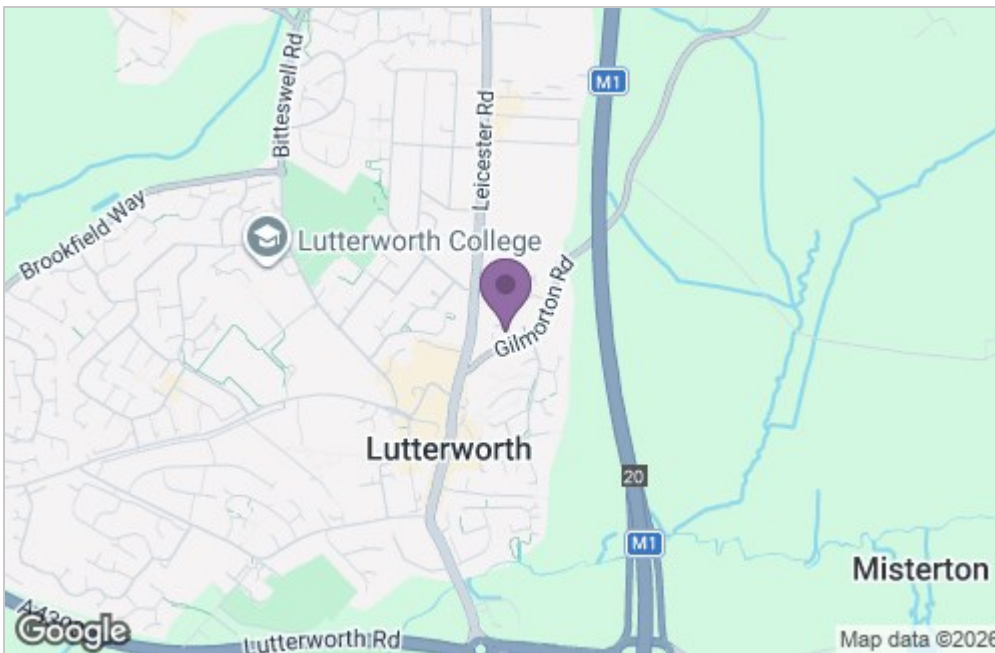
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan



Total area: approx. 75.3 sq. metres (810.7 sq. feet)

Area Map



Energy Efficiency Graph

