

16 Rye Hill Avenue, Lutterworth, LE17 4AS



£290,000

Located in a tranquil cul-de-sac on Rye Hill Avenue, Lutterworth, this charming three-bedroom semi-detached home offers a perfect blend of comfort and convenience. The property is ideally located, just a short stroll from the town centre and surrounded by picturesque countryside walks, making it an excellent choice for families and nature enthusiasts alike. Upon entering, you are welcomed by a spacious entrance hall that leads to a well-appointed cloakroom. The inviting lounge provides a cosy space for relaxation, while the expansive dining kitchen is perfect for entertaining. This area seamlessly flows into a delightful conservatory, complete with underfloor heating, creating a warm and inviting atmosphere year-round. The first floor boasts two generously sized double bedrooms, alongside a versatile single bedroom that can easily serve as a study or home office. The family bathroom features a shower over the bath, catering to all your needs. Outside, the property is set on a generous plot, featuring a beautifully landscaped garden. The paved patio area is ideal for al fresco dining, with steps leading down to a lush lawn surrounded by mature trees, ensuring a sense of privacy and tranquillity. To the front, the driveway offers ample off-road parking for up to four vehicles, a rare find in such a desirable location. This home truly must be viewed to appreciate the generous living space and the wonderful lifestyle it offers. Don't miss the opportunity to make this delightful property your own.

Service without compromise

Hall



Enter the property via an attractive composite front door to where you will find the stairs that rise to the first floor.

Cloakroom 5'1" x 3'1" (1.55m x 0.94m)



Fitted with a low-level W/C, hand wash basin unit. Ceramic floor tiling throughout, opaque window to the front aspect and a radiator.

Lounge 14'5" x 13'7" (4.39m x 4.14m)



This lovely space has a window to the front aspect - allowing an abundance of natural light to flow through this space. A vertical radiator is not only beneficial but also aesthetically pleasing. A useful understairs storage cupboard is also in this room.

Dining Kitchen 17'4" x 10'8" (5.28m x 3.25m)



The kitchen is fitted with modern cream gloss cabinets and complimenting work surfaces. Composite sink and mixer taps. There is a single oven with a gas hob plus extractor fan over. There is also a convenient integrated dishwasher and space and plumbing for a fridge freezer. Ceramic floor tiles and a window to the rear. There is ample room for a dining table to enjoy family meals together and a door opens into the conservatory.

Dining Area Photo



Conservatory 11'9" x 10'5" (3.58m x 3.18m)



With ceramic tiled underfloor heating throughout, this lovely sunny room has sliding doors opening into the garden. This area would be a fantastic space for entertaining friends and family.

Landing



The landing benefits from an over stairs storage cupboard and the partially boarded loft houses the Worcester Bosch Combi boiler.

Bedroom One 10'6" x 11'3" (3.20m x 3.43m)



This double has a window to the rear which overlooks the garden. There is ample space for wardrobes and there is a radiator.

Bedroom One (Photo Two)



Bedroom Two 13'3" x 7'6" (max) x 10'5" (max) (4.04m x 2.29m (max) x 3.18m (max))



This double bedroom has plenty of space for wardrobes. There is a window to the front aspect and a radiator.

Bedroom Two (Photo Two)



Bedroom Three/Study 7'0" x 9'6" (2.13m x 2.90m)



This versatile single bedroom is currently being used as a study. There is a window to the front aspect and a radiator.

Bedroom Three/Study (Photo Two)



Bathroom 5'7" x 5'9" (1.70m x 1.75m)



Fitted with a low-level W/C, a wash hand basin set into a vanity unit cupboard. There is a bath with a shower and side screen. Chrome heated towel rail. Vinyl flooring throughout and an opaque window to the rear aspect.

Bathroom (Photo Two)



Garden



This lovely garden area has a paved patio seating area - great for al fresco dining during the summer months. Steps leading down into a gorgeous lawn and a barbecue area which is surrounded by mature trees and fencing - offering a degree of privacy. A useful timber garden shed is a great area for storing garden tools and outside maintenance equipment. There is also gated side access to the frontage.

Garden (Photo Two)



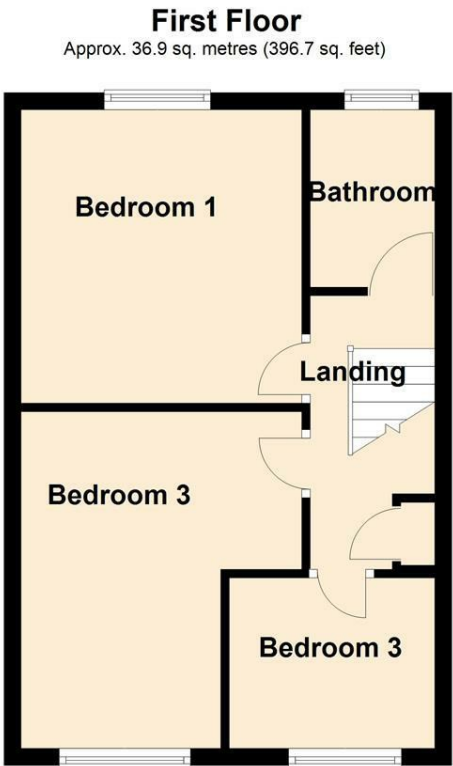
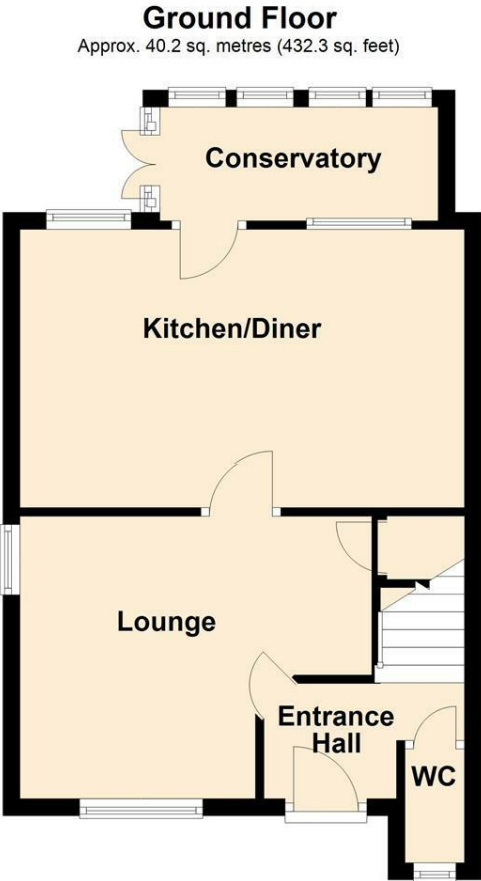
Garden (Photo Three)



Rear Aspect Photo

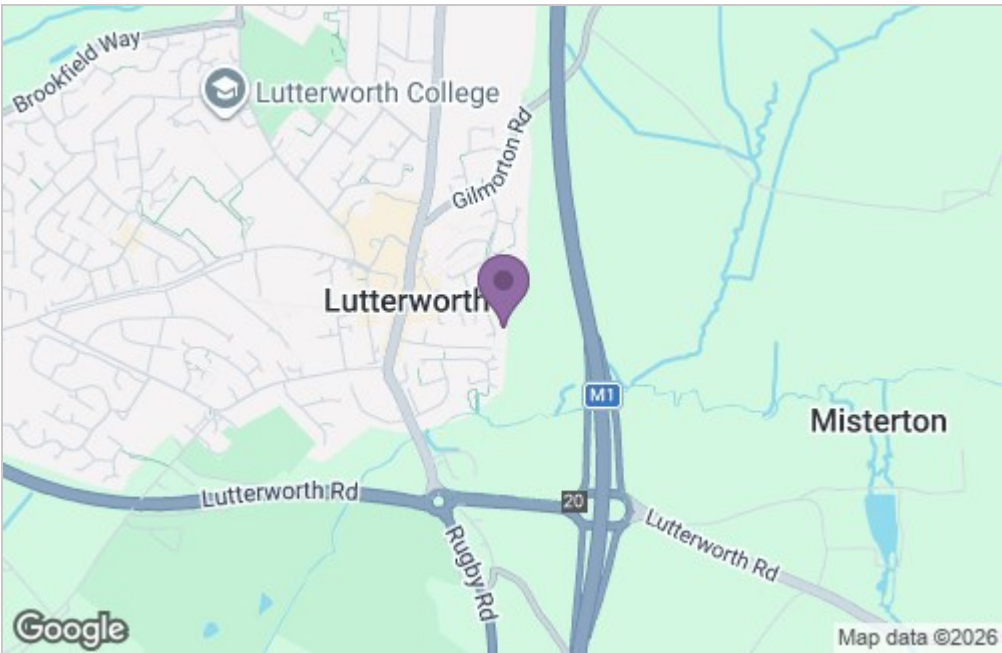


Floor Plan

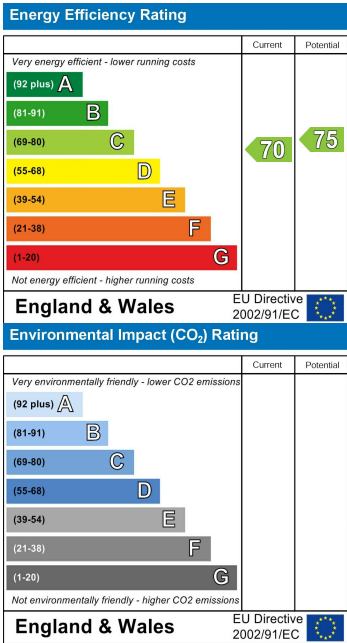


Total area: approx. 77.0 sq. metres (829.0 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise