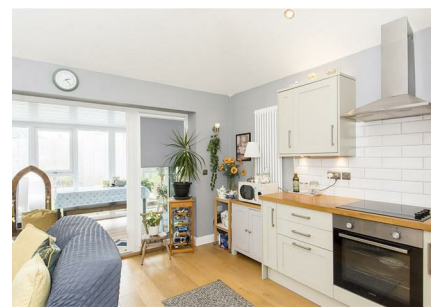


## I Elanor Mews Gladstone Street, Lutterworth, LE17

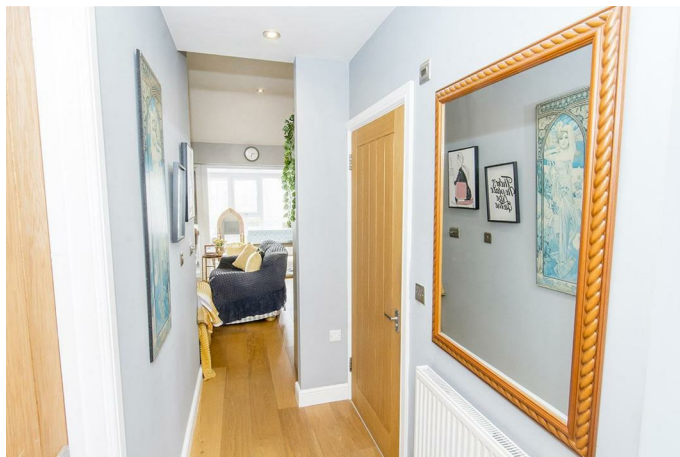


### Offers In The Region Of £250,000

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

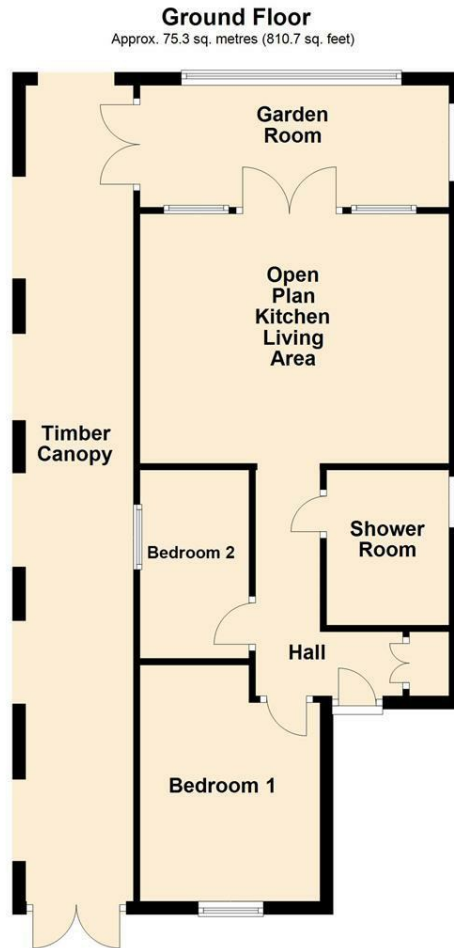


The gravel parking area has three spaces to the side of the front of the property. A set of timber gates lead to the side of the property and the impressive oak canopy.

## Note For Prospective Buyers

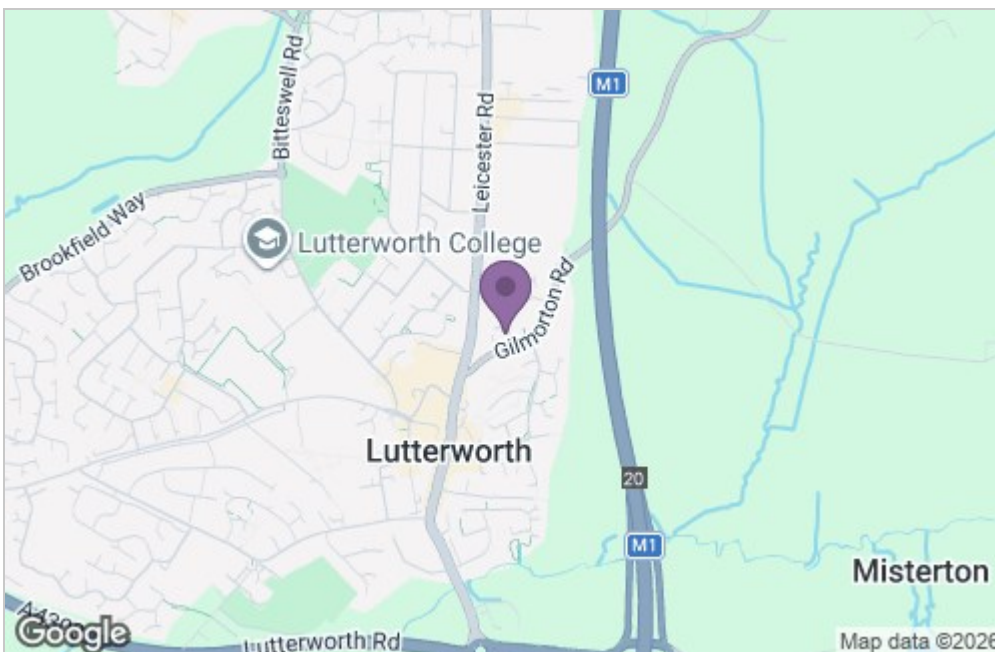
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan



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

## Area Map



## Energy Efficiency Graph

