

129 Lutterworth Road
Burbage
HINCKLEY
LE10 2DL

Energy rating

D

Valid until
7 March 2033

Certificate number
8037-9627-1200-0918-4206



- Village Location
- Large Garden
- Three Good Bedrooms
- Ample Off Parking

129 Lutterworth Road, Burbage, Leicestershire, LE10 2DL

Offers in the Region Of £500,000

Wright & Wright are pleased to be able to offer for sale this three bedroom period property on the outskirts of Burbage old village but within easy walking distance of the hub, and perfectly placed for the commute. uPVC double glazing, gas central heating. Entrance hall, lounge, separate dining room, breakfast room, fitted kitchen and laundry. Three bedrooms, bathroom. Ample off road parking and large split section garden to rear. Viewing highly recommended.

Property Description

Entrance Hall

having door with stain glass design, ceiling light point, radiator, staircase, storage cupboard and traditional quarry tiling flooring.

Lounge

13' 11" x 11' 11" (4.23m x 3.62m) plus bay having uPVC double glazed window to the front aspect, coving, ceiling light point, gas fire.

Dinning room

10' 5" x 12' 0" (3.18m x 3.65m) having double glazed uPVC patio doors to garden. ceiling light point, radiator.

Kitchen

8' 11" x 11' 9" (2.72m x 3.57m) having uPVC double glazed window to the rear garden, ceiling light point, electric cooker, plumbing for automatic washing machine, space for dryer and matching range of matching wall and base units and work surfaces over, tiled flooring.

Breakfast area

5' 11" x 11' 1" (1.80m x 3.37m) having spot lighting, coving, radiator and tiled flooring.

Pantry

5' 11" x 3' 11" (1.80m x 1.19m) having spot lighting, storage and tiled flooring.

First Floor Landing

Having opaque part stain glazed window on stairs to the front aspect, loft space, ceiling light point and spot lighting

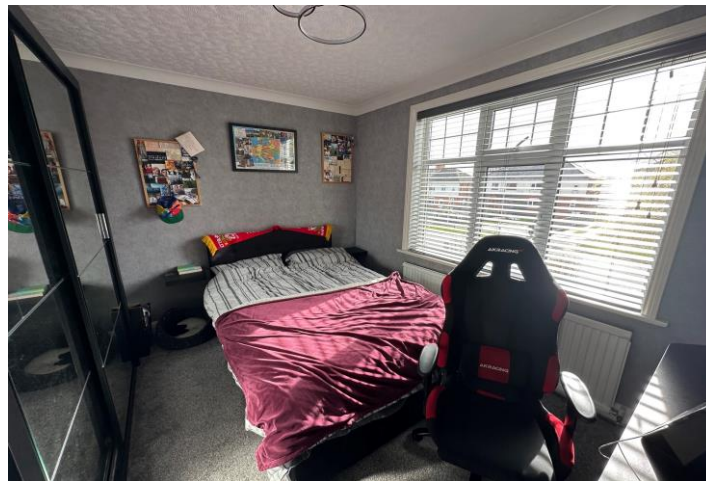
Master bedroom

10' 4" x 12' 0" (3.15m x 3.66m) having uPVC double glazed window to the rear aspect, ceiling light point, coving and radiator.

Bedroom 2

9' 7" x 11' 11" (2.92m x 3.64m) having uPVC double glazed window to the front aspect, ceiling light point, coving and radiator.





Bedroom 3

10' 5" x 11' 11" (3.18m x 3.64m) having uPVC double glazed window to the rear aspect, ceiling light point, radiator and cupboard with boiler, decorative cast iron fireplace.

Family Bathroom

6' 2" x 5' 11" (1.87m x 1.80m) having uPVC double glazed opaque window to the front aspect, ceiling light point, radiator, matching three piece suite comprises of low level flush WC, hand basin and bath with shower attachment.

Garden

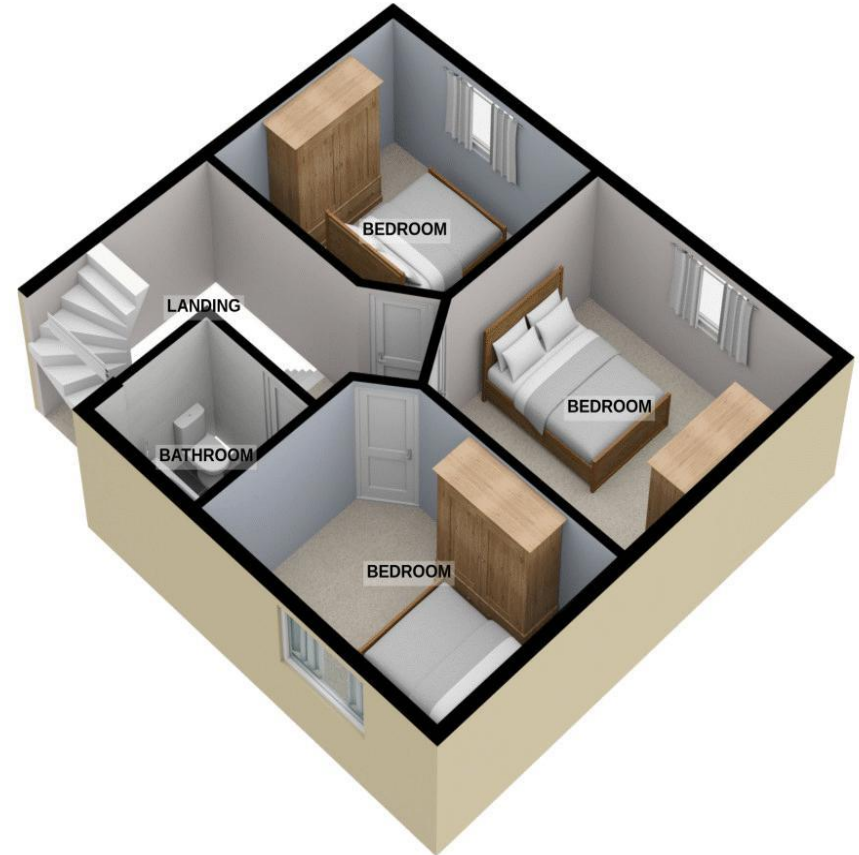
having mature shrubs, ample of room for car parking for several cars, side gated access to enclosed rear garden being split into three distinct zones with patio area, lighting and outside tap, lawn and mature trees and shrubs, sheds



GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.2 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements