



111 Greenacres Drive, Lutterworth

Auction Property Listing Price **£260,000**

CARTER





111 Greenacres Drive

Lutterworth, Lutterworth

Spacious Bungalow with flexible accommodation, having five bedrooms, two receptions, a modern kitchen, large garden, shed, and an ample driveway. Ideal for families, investors, or a renovation to create your perfect home. Great potential.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating:

- FOR SALE BY MODERN AUCTION
- VIEWING DAY SATURDAY 24TH JANUARY BY APPOINTMENT ONLY
- EXCELLENT OPPORTUNITY TO CREATE A FABULOUS FAMILY HOME
- LINK DETACHED BUNGALOW OFFERING SINGLE STORY LIVING
- 5 BEDROOMS + 2 RECEPTIONS (FLEXIBLE ACCOMMODATION)
- WALKING DISTANCE TO NURSERY, PRIMARY AND SECONDARY SCHOOLS
- SPACIOUS GARDEN WITH LARGE ELEVATED PATIO AREA
- OFF-ROAD PARKING FOR 2 VEHICLES
- ENSUITE TO PRINCIPAL BEDROOM + BATHROOM WITH SHOWER OVER BATH
- COUNCIL TAX BAND C / EPC - A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	96	98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



Bedroom 1

17' 7" x 8' 10" (5.37m x 2.68m)

Generous sized bedroom with ensuite. Rear garden view.

En-suite

5' 0" x 4' 8" (1.53m x 1.42m)

Main bedroom ensuite, featuring sink, WC, shower and heated towel rail with window to the side of the house.

Bedroom 2

15' 5" x 7' 4" (4.70m x 2.23m)

Good-sized second bedroom, with a window to the front of the property. This room has previously been converted from a garage into a room, with a gas central heating radiator.

Bedroom 3

8' 6" x 10' 4" (2.58m x 3.14m)

Bedroom 3 could also be used as a work from home space or snug. Featuring garden views.

Bedroom 4

8' 8" x 8' 6" (2.64m x 2.59m)

Good size bedroom located off the main hallway. There is a large window that looks out to the side of the house.

Bedroom 5

7' 2" x 8' 8" (2.18m x 2.63m)

Bedroom 5 makes an ideal child's room or office, with a window to the front of the house.

Bathroom

7' 3" x 7' 3" (2.20m x 2.22m)

The main bathroom features a sink, toilet, bath and over the bath shower. The window looks into the utility space.



Kitchen

11' 5" x 7' 5" (3.47m x 2.26m)

This kitchen offers sleek, handleless cabinets and an integrated oven and hob, with an overhead extractor fan. A window to the front of the property offers natural light and there are doors leading to the front hallway and side hallway from this room.

Lounge

20' 5" x 11' 3" (6.23m x 3.44m)

Generous-sized lounge that has double doors leading from the dining room and patio doors into the garden, with a large window that overlooks the rear garden.

Dining room

8' 11" x 18' 4" (2.71m x 5.60m)

A good dining room space, located to the centre of the property, off the entrance hall, with a large central skylight to bring natural light into the room. There are double doors that lead through to the lounge, which makes it a great entertaining area.

Utility Room

The utility room is located off the front hallway, next to Bedroom 2 and offers space for storage along with space for a washing machine/dryer.

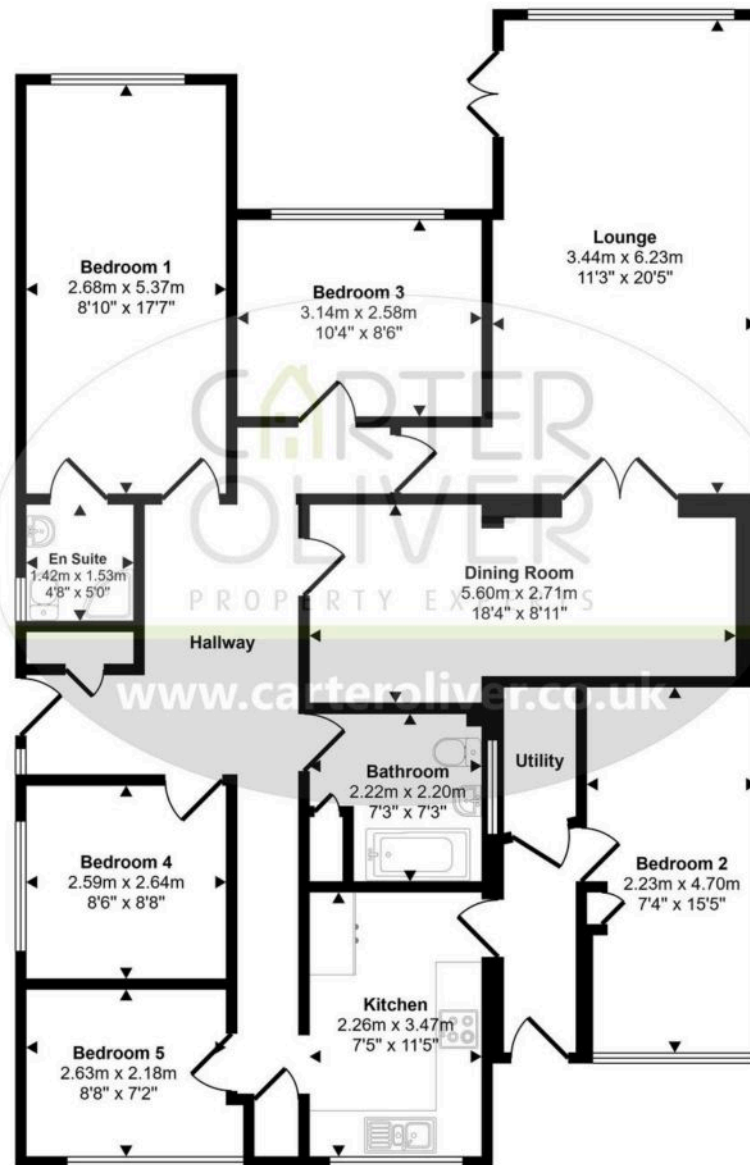
Garden

DRIVEWAY

2 Parking Spaces



Approx Gross Internal Area
126 sq m / 1361 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Carter Oliver Property

Carter Oliver Property Experts Ltd, 8A Bank Street – LE17 4AG

01455 248033 / 01788 229434

sales@carteroliver.co.uk

www.carteroliver.co.uk