



13 Dunley Way
Lutterworth, LE17 4NP

Guide price £220,000



BREAKFAST KITCHEN WITH SOFT CLOSE DRAWERS AND CUPBOARDS, SPACE FOR 3 APPLIANCES AND WALK IN LARDER



Description

Are you an INVESTOR LOOKING FOR A BUY TO LET or a FAMILY looking to BUY your first home together, then this could be the ONE FOR YOU? Having previously had PLANNING PERMISSION for a TWO STOREY EXTENSION to the side of the house, this 3 BED SEMI is just a short WALK from LUTTERWORTH TOWN CENTER and EASY ACCESS to ALL LOCAL AMENITIES. The interior has RECENTLY been REFURBISHED AND REDECORATED throughout, including NEW CARPET and FLOORING.

Accommodation consists of a LARGE BREAKFAST KITCHEN with SOFT CLOSE DRAWERS AND CUPBOARD DOORS with AMPLE STORAGE including a LARDER. You also have a LOUNGE DINER, DOWNSTAIRS WC, TWO LARGE DOUBLE BEDROOMS and a LARGE SINGLE BEDROOM along with a FAMILY BATHROOM. The single bedroom has a box over the stairs, ideal for a built in BED/STORAGE Or even a great HOME OFFICE.

Outside you have a LARGE PATIO and LAWN AREA with access to the LARGE GARAGE/STORAGE, which is to the rear of the property with GATED ACCESS. There is new FENCING to both sides of the garden.

The property has been rented out for the last 15 years with a POTENTIAL YIELD of 5%. READY TO MOVE in CONDITION. To book your viewing please contact our office directly on 01455 248033.

- SEMI DETACHED (ROOM TO EXTEND)
- LOUNGE/DINER
- RECENTLY REDECORATED & REFURBISHED
- FAMILY BATHROOM
- EPC C
- BREAKFAST KITCHEN
- 3 GOOD BEDROOMS
- GATED ACCESS TO SINGLE GARAGE FROM REAR
- PARKING FOR AT LEAST 2 CARS
- COUNCIL TAX BAND B



2 LARGE DOUBLE BEDROOMS AND A LARGE SINGLE



Floor Plan



Area Map



Viewing

Please contact our LUTTERWORTH Office on 01455 248033 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

