



4 WOODLEA AVENUE

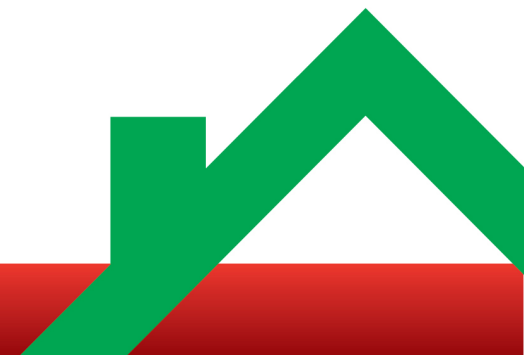
Offers Over £330,000 Freehold

LUTTERWORTH
LEICESTERSHIRE
LE17 4TU



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended three bedroom detached property situated in the sought after location of Lutterworth. Recently renovated throughout to include a new boiler; electrics and Hive home system. The property has been freshly plastered, painted and has new flooring throughout and is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

There are a range of local amenities to include shops and stores, public houses, recreational facilities, restaurants, hot food take away outlets with excellent schooling for all ages.

There is convenient commuter access to the M1, M6, A5 and A14 road and motorway networks and Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief, comprises of an open plan living/dining/family room/kitchen area with separate utility room and ground floor cloakroom/w.c which is fitted with a vanity unit with inset wash hand basin and low level w.c., has feature wood panelling and an extractor fan. Stairs rise to the first floor landing off the entrance area with a door to a useful under stairs storage cupboard. There are bifold doors giving access to the rear garden and the kitchen area is fitted with a breakfast bar with AEG hob and Skypod roof lantern over; AEG cooker; integrated fridge/freezer and dishwasher. The separate utility room has plumbing for an automatic washing machine and space for a tumble dryer.

To the first floor; the landing has doors off to the master bedroom with a useful storage cupboard and there are two further well proportioned bedrooms with bedroom three benefitting from built in wardrobe space. Bedrooms are serviced by the fully tiled family bathroom which is fitted with a contemporary three piece white suite to include a panelled bath with shower and screen over; vanity unit with inset wash hand basin, low level w.c. and has a wall mounted mirror with lighting. There is a heated towel rail, electric shaving point and tiled flooring.

The property benefits from Upvc double glazing and gas fired central heating to radiators.

Externally, to the front of the property is a block paved driveway providing off road parking for three vehicles and has an EV charger pod point (including cable). The store/garage has an electric roller door; houses the gas fired combination central heating boiler and benefits from power and lighting connected. The rear garden is enclosed by timber fencing to the boundaries with pedestrian access to the frontage. The garden is predominantly laid with fresh lawn and has a stunning Porcelain patio area to the immediate rear; ideal for al fresco dining/entertaining. External security cameras are in place around the property along with electrical sockets, cold water connection and lighting.

Early viewing is highly recommended to appreciate this stunning family home.

Gross Internal Area: approx. 104 m² (1119 ft²).

AGENTS NOTES

Council Tax Band 'C'.
Estimated Rental Value: £1500 pcm approx.
What3Words: ///loaning.shameless.even

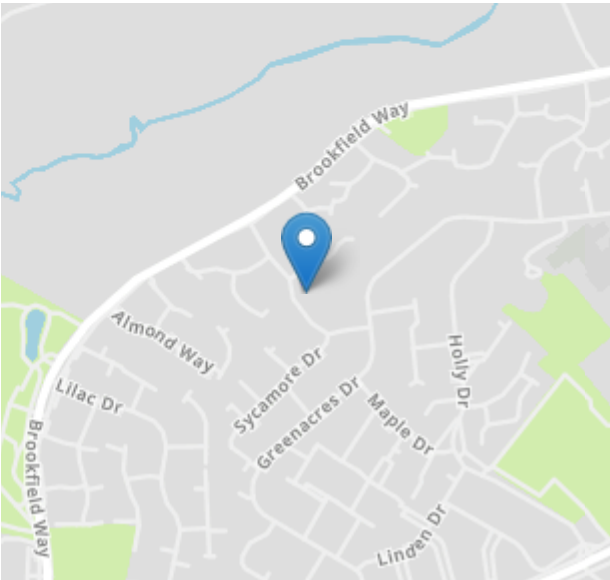
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **Top Specification Kitchen with AEG Appliances and Separate Utility Room**
- **A Recently Renovated and Extended Three Bedroom Detached Property with Open Plan Living Space**
- **Sought After Location**
- **Living/Dining/Family Room Area with Bifold Doors and Skypod Roof Lantern**
- **Ground Floor Cloakroom and Modern First Floor Family Bathroom with Three Piece White Suite**
- **Enclosed Rear Garden, Off Road Parking with EV Charging Point and Store/Garage**
- **Upvc Double Glazing, Gas Fired Central Heating to Radiators with Hive Home System**
- **Early Viewing is Highly Recommended to Appreciate this Stunning Family Home**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	70	76		
A				
(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	

ROOM DIMENSIONS

Ground Floor

Open Plan Living/Dining/Family Room/Kitchen Area
37' 2" x 19' 0" (11.33m x 5.79m)

Utility Room
6' 0" x 4' 11" (1.83m x 1.50m)

Ground Floor Cloakroom/W.C.
5' 1" x 2' 5" (1.55m x 0.74m)

First Floor

Landing

13' 0" x 10' 3" maximum (3.96m x 3.12m maximum)

Bedroom One

11' 10" x 10' 0" (3.61m x 3.05m)

Bedroom Two

12' 1" x 10' 0" (3.68m x 3.05m)

Bedroom Three

8' 9" x 7' 8" (2.67m x 2.34m)

Family Bathroom

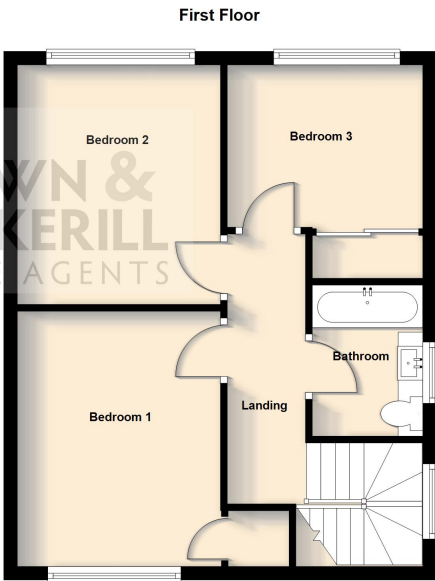
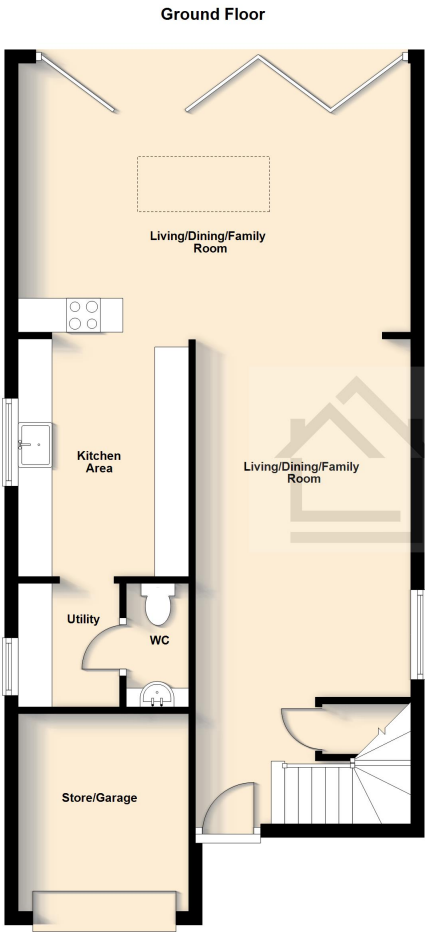
7' 4" x 5' 4" (2.24m x 1.63m)

Externally

Store/Garage

10' 5" x 8' 3" (3.17m x 2.51m)

FLOOR PLAN



IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.