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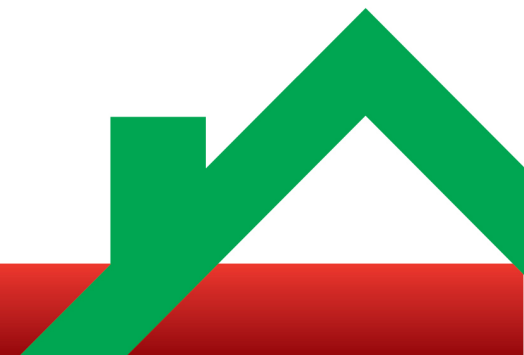
Offers Over £240,000 Freehold

LUTTERWORTH
LEICESTERSHIRE
LE17 4QW



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern two bedroom semi detached property which is located on an exclusive development in Lutterworth. The property is of standard brick built construction with a tiled roof, benefits from all mains services being connected and the remaining Protek warranty.

There are a range of local amenities to include shops and stores, public houses, recreational facilities, restaurants, hot food takeaway outlets and there is 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 a composite front entrance door giving access to the spacious open plan lounge/dining room/kitchen. There are bi-folding doors to the rear garden and in the kitchen area, there is an oven with extractor and hob over with a further range of integrated appliances to include a fridge/freezer, dishwasher and automatic washing machine. Stairs rise to the first floor landing with a useful under stairs storage cupboard. The part tiled ground floor cloakroom/w.c. is fitted with a low level w.c. and corner vanity unit with inset wash hand basin.

To the first floor, the landing has doors off to two double bedrooms with bedroom two having a useful storage cupboard. Bedrooms are serviced by the family bathroom. The part tiled bathroom is fitted with a modern three piece white suite to include a panelled bath with shower and screen over, wall hung wash hand basin, low level w.c. and heated towel rail.

Externally, to the front is a block paved driveway providing off road parking for two vehicles, timber pedestrian gate giving access to the rear garden and an external cold water connection and courtesy lighting. The South facing rear garden is predominantly laid to lawn with a paved patio area to the immediate rear and is enclosed by timber fencing to the boundaries.

Early viewing is highly recommended to avoid disappointment and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 65 m² (699 ft²).

PERSONAL INTEREST

We are required under the Estate Agents Act 1979, and the provision of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is an employee of Brown & Cockerill Estate Agents and is therefore a 'connected person' as defined by that Act.

AGENTS NOTES

Council Tax Band 'B'.
Estimated Rental Value: £1200 pcm approx.
What3Words: ///hinted.directors.nightlife

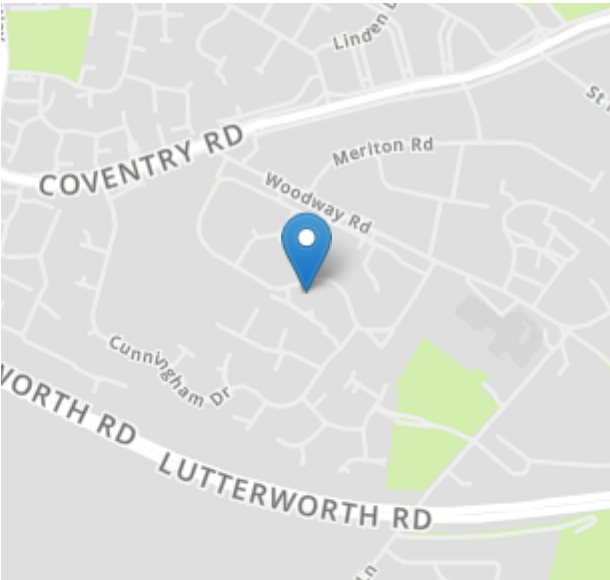
MORTGAGE & LEGAL ADVICE

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

- **A Modern Two Bedroom Semi Detached Property Located in Lutterworth**
- **Open Plan Lounge/Dining Room/Kitchen with Oven, Hob and Integrated Appliances**
- **Bi-Fold Doors Giving Access to South Facing Rear Garden**
- **Ground Floor Cloakroom/W.C. and First Floor Family Bathroom with Modern White Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden and Off Road Parking**
- **Early Viewing is Highly Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(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

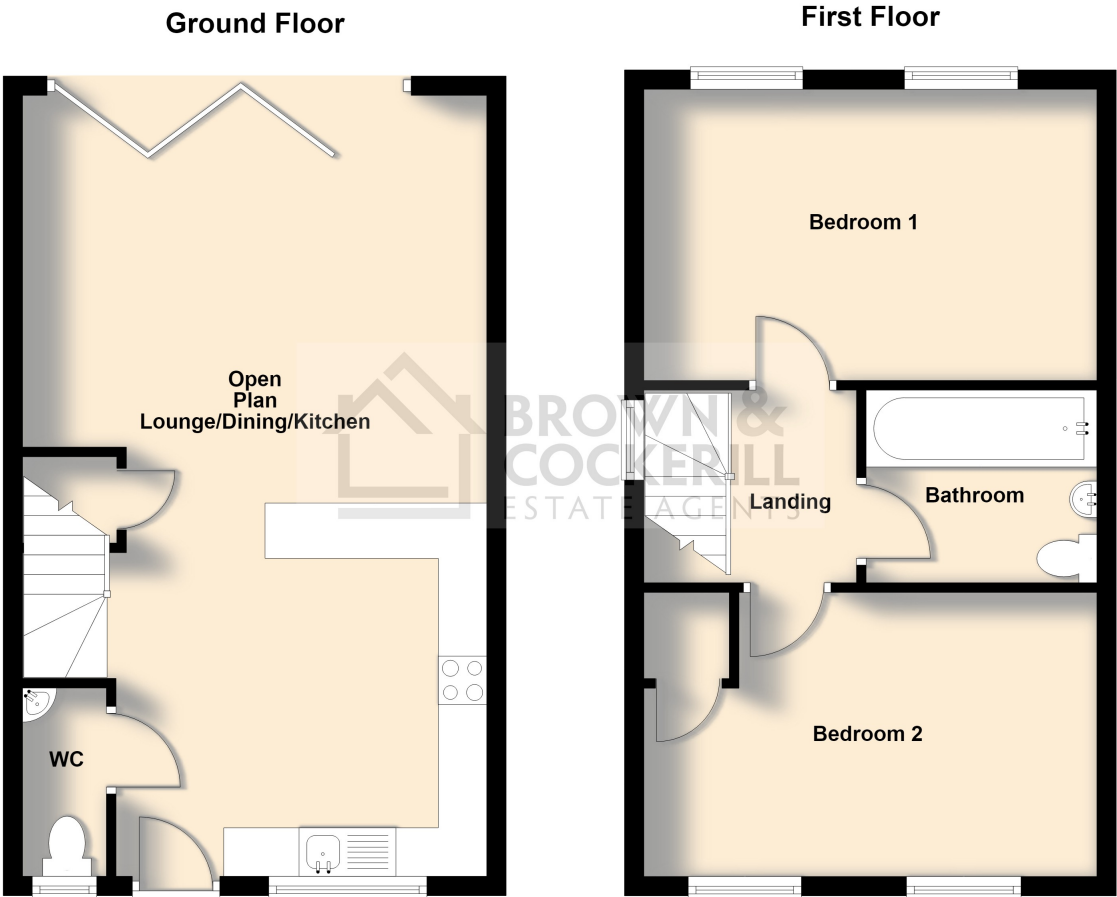
Open Plan Lounge/Dining Room/Kitchen
27' 11" x 12' 3" maximum (8.51m x 3.73m maximum)
Ground Floor Cloakroom/W.C.
6' 4" x 2' 7" (1.93m x 0.79m)

First Floor

First Floor Landing
6' 10" x 6' 3" (2.08m x 1.91m)

Bedroom One
12' 3" x 10' 8" (3.73m x 3.25m)
Bedroom Two
12' 3" maximum x 9' 7" (3.73m maximum x 2.92m)
Family Bathroom
6' 11" x 5' 7" (2.11m x 1.70m)

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.