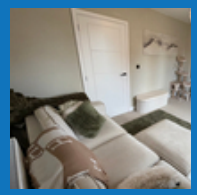


14 Burdock Drive, Lutterworth LE17 4GZ

£1,200 pcm

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PROPERTY DESCRIPTION

Modern Delight- Situated in a highly sought-after area of Lutterworth, this modern two-bedroom semi-detached property offers stylish and well-presented accommodation throughout, making it an ideal home for a professional couple, small family or individual. The property briefly comprises an entrance hallway, modern kitchen/diner, spacious lounge and downstairs WC. To the first floor are two good-sized bedrooms, a family bathroom and landing. The property benefits from gas-fired central heating to radiators, UPVC double glazing, allocated off-road parking, solar panels and an electric vehicle charging point. To the rear is a great-sized garden, providing an excellent outdoor space for relaxing and entertaining. With its modern accommodation, excellent outdoor space and desirable Lutterworth location, this is a fantastic opportunity for a tenant looking for a contemporary home in a popular area. Internal viewing is a must!

POINTS OF INTEREST

- *Modern Two Bedroom Semi-Detached*
- *Sought after location*
- *Modern Kitchen/Diner*
- *Spacious Lounge*
- *Downstairs WC*
- *Two good sized bedrooms*
- *Modern Family Bathroom*
- *Great Sized Rear Garden*
- *Allocated Parking*
- *Solar Panels & EV Charging Point*











ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hallway
16' 08" x 6' 10" (5.08m x 2.08m) Spacious entrance hallway with a UPVC door to the front, laminate flooring and radiator.

Kitchen/Diner
15' 08" x 7' 10" (4.78m x 2.39m) Well-equipped kitchen featuring a range of wall and base units, sink and drainer, integrated dishwasher and washing machine, hob, oven and extractor. There is space for a freestanding fridge/freezer, with a cupboard housing the boiler. The room also provides a dedicated dining area, laminate flooring, radiator and UPVC window to the front aspect.

Lounge
14' 11" x 9' 10" (4.55m x 3.00m) Well-presented lounge featuring a stylish feature wall, fitted carpet and radiator. UPVC French doors provide direct access to the rear garden, allowing plenty of natural light into the room.

Downstairs WC
5' 9" x 2' 11" (1.75m x 0.89m) Conveniently located downstairs WC comprising a low-level WC and wash hand basin, laminate flooring, with a UPVC window to the side aspect providing natural light.

FIRST FLOOR

Landing
The first-floor landing benefits from a UPVC window to the side aspect, useful airing cupboard providing additional storage, and access to the loft.

Bedroom One
14' 10" x 8' 10" (4.52m x 2.69m) Well-presented master bedroom featuring a stylish feature wall, UPVC window overlooking the rear garden, fitted carpet and radiator.

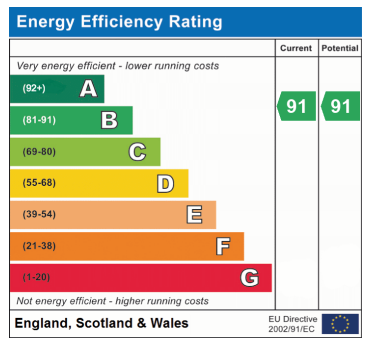
Bedroom Two
15' 00" x 9' 07" (4.57m x 2.92m) A spacious double bedroom featuring two UPVC windows to the front aspect, allowing plenty of natural light. The room benefits from a radiator, fitted carpet and over-stairs box.

Bathroom
7' 10" x 6' 09" (2.39m x 2.06m) Modern three-piece suite comprising a bath with overhead shower, WC and wash hand basin. Finished with tiled walls, laminate flooring and a radiator.

Front Garden
Front Garden: Well-maintained front garden with a lawn and allocated parking, benefitting from solar panels and a convenient EV charging point. The property also enjoys an open aspect to the front, with no houses directly opposite, providing a pleasant sense of space and privacy.

Rear Garden
Well-maintained rear garden featuring a spacious lawn, patio area and a further patio seating area at the bottom of the garden, accessed via a beautifully tiled pathway. The garden also benefits from a side access gate leading to the front of the property, making it both attractive and practical.

Additional Notes
Council tax band B (Harborough District Council)
Standard Brick Construction Tiled Roof
Connected to mains gas/water/electric/sewerage
Multiple Choice for Broadband/phone signal
No flood risks that we are aware of



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