



EDWARD KNIGHT
ESTATE AGENTS

32 LUTTERWORTH ROAD, WALCOTE, LUTTERWORTH, LE17 4JU

OFFERS IN EXCESS OF £145,000





PROPERTY SUMMARY

A rare opportunity to purchase a three-bedroom cottage which is in need of complete refurbishment. This attractive property has been extended and offers versatile accommodation which includes a lounge, sitting room, kitchen dining room, three bedrooms, an en suite and a family bathroom. The rear garden is sizeable and boasts beautiful views over neighbouring countryside whilst the front garden has been retained for parking.

The property is offered for sale with no onward chain and viewings will take place on Saturday 30th January. Please call Edward Knight Estate Agents to organise your viewing time.

LOCATION

Walcote village is situated on the outskirts of Lutterworth Town Centre which boasts various amenities and services including Waitrose supermarket. Walcote itself offers a petrol station, off license, The Black Horse public house and village hall. For road links the M1 Junction 20 is at Lutterworth and main train line services can be accessed from Rugby taking 50 minutes to London Euston.



GROUND FLOOR

LOUNGE

12' 4" x 11' 8" (3.76m x 3.56m)

KITCHEN/DINER

9' 6" x 14' 10" (2.9m x 4.52m)

SITTING ROOM

15' 10" x 15' 3" (4.83m x 4.65m)

FIRST FLOOR

MASTER BEDROOM

15' 10" x 9' 3" (4.83m x 2.82m)

EN SUITE

BEDROOM TWO

11' 7" x 12' 4" (3.53m x 3.76m)

BEDROOM THREE

7' 5" x 9' 4" (2.26m x 2.84m)

BATHROOM

5' 0" x 7' 2" (1.52m x 2.18m)

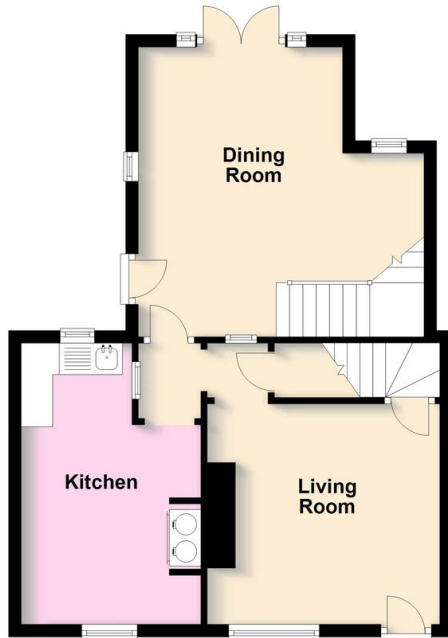






Ground Floor

Approx. 48.8 sq. metres (524.9 sq. feet)



First Floor

Approx. 50.9 sq. metres (548.3 sq. feet)



Total area: approx. 99.7 sq. metres (1073.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		