



Ellis Brooke



41 Pine Close

Lutterworth, LE17 4UT

Asking price £385,000



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Location

Entrance hall

13'11 x 5'9 (4.24m x 1.75m)

Enter via uPVC glazed entrance door, laminate flooring, radiator set into a decorative cabinet, Stairs to first floor accommodation. Doors to further accommodation. Door into:

Cloakroom

5'2 x 2'10 (1.57m x 0.86m)

With a obscure window to the front elevation. Low flush WC, wash hand basin with separate taps, radiator and continuation of the laminate flooring.

Lounge

13'7 x 11'3 (4.14m x 3.43m)

uPVC double glazed bay window to the front elevation. Laminate flooring. Radiator. TV point.

Kitchen/Diner

25'11" x 13'8" (7.92 x 4.19)

With a range of cream gloss units with granite work surfaces, a one-and-a-half stainless steel sink and an additional circular sink. Appliances include a Bosch double oven, gas hob with extractor, integrated fridge freezer and dishwasher, with space and connections for an integrated washing machine and tumble dryer. A window overlooks the rear garden, with two additional side windows and a door providing access to the outside. Cupboard housing boiler. Radiator. Tiled flooring and door into:

Conservatory

10'5 x 8'7 (3.18m x 2.62m)

Dwarf wall and finished with uPVC construction Radiator. French doors to garden.

Stairs & Landing

Doors to further accommodation. Loft hatch.

Bedroom One

10'2 x 14'0 (3.10m x 4.27m)

With a range of bespoke fitted wardrobes. uPVC window to the rear elevation. Radiator. Door into:

En Suite

5'11 x 5'2 (1.80m x 1.57m)

Quadrant shower with mixer shower inset. Low flush wc. Wash hand basin. Towel rail. Extractor fan. uPVC obscure window to the rear elevation.

Bedroom Two

13'6 x 8'4 (4.11m x 2.54m)

uPVC window to the front elevation. Radiator.

Bedroom Three

12'0 x 8'10 (3.66m x 2.69m)

uPVC double glazed window to the front elevation. Radiator.

Bedroom Four

9'5 x 5'1 (2.87m x 1.55m)

uPVC window to the front elevation. Radiator.

Bathroom

8'6 x 6'3 (2.59m x 1.91m)

Fitted with a low flush WC, wash hand basin set

into a modern vanity unit, bath with shower attachment taps and heated towel rail. There is an obscure glazed window to the rear elevation and a heated towel rail. Cupboard.

Rear garden

The garden is arranged over multiple levels, starting with a paved patio and steps leading up to a timber deck and lawn. Further steps rise to a second timber deck featuring a garden room that could be converted to a home office. Gated side access.

Front driveway

Tarmac driveway providing off road parking for several vehicles.

Garage

With up and over door and providing extra storage space.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate

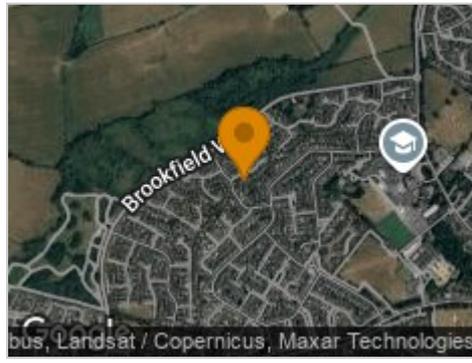
Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



Hybrid Map



Terrain Map



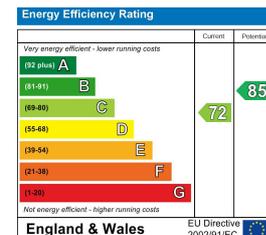
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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