



24 Blakenhall Drive, Lutterworth, LE17 4DN

£369,950

NO CHAIN! A beautifully presented three bedroom DETACHED FAMILY HOME situated on the highly sought after 'MULBERRY' development in Lutterworth. The property, which has been maintained to an excellent standard, has spacious accommodation briefly comprising: Entrance hallway, Living room, Dining kitchen, Utility, Ground floor w/c. First Floor: Three good sized bedrooms, En suite and a Family bathroom. Outside: Enclosed rear garden, Driveway parking and a Garage.

Entrance Hallway

Entered via a composite front door with stairs rising to the first floor and doors to the lounge, kitchen diner and wc.

Living Room

With a bay window to the front aspect, double opening French doors to the rear garden, radiator.

WC

With a low level WC and a wall mounted wash basin. Radiator.

Kitchen Diner

With a window to the front aspect and double opening French doors to the rear garden.

The kitchen area is fitted with a modern range of eye level and base level storage units with worksurfaces over and matching upstands. There is a fitted electric oven, a gas hob with an extractor hood over, together with an integral fridge and freezer.

The dining area has ample space for a dining table and a door to the utility.

Utility

With a window to the rear aspect, storage cupboard housing the boiler, a stainless steel sink and space/plumbing for a washing machine.

Landing

With a window to the rear aspect, doors leading to all first floor accommodation, storage cupboard and loft access.

Bedroom One

With a window to the rear aspect, door leading to the ensuite and a built in wardrobe. Radiator.

Ensuite

With an obscure glass window to the front aspect, fitted with a low level WC, hand wash basin and a walk in shower enclosure with tiled splashback.

Bedroom Two

With a window to the rear aspect, radiator.

Bedroom Three

With a window to the front aspect, radiator.

Family Bathroom

With an obscure window to the front aspect, the bathroom is fitted with a low level WC, hand wash basin and bath with shower over and glass screen. Heated towel rail.

Outside

The rear garden is laid largely to lawn with a patio area and side gate which leads to the garage and driveway.

To the front of the property is a lawned area with a selection of shrubs

Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

- * THE local agent
 - * FREE market appraisal
 - * REALISTIC valuations based on local market knowledge
 - * EXTENSIVE advertising for maximum exposure
 - * COMPETITIVE fees
 - * REGULAR client feedback
 - * MORTGAGE advice available
 - * NO sale no fee
 - * ACCOMPANIED viewing's where necessary
 - * INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk
- CALL US NOW ON 0116 284 9636

Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

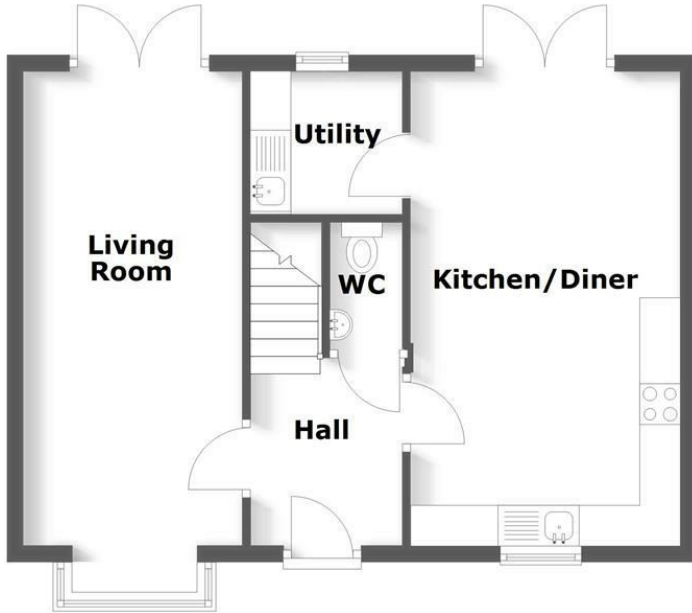
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

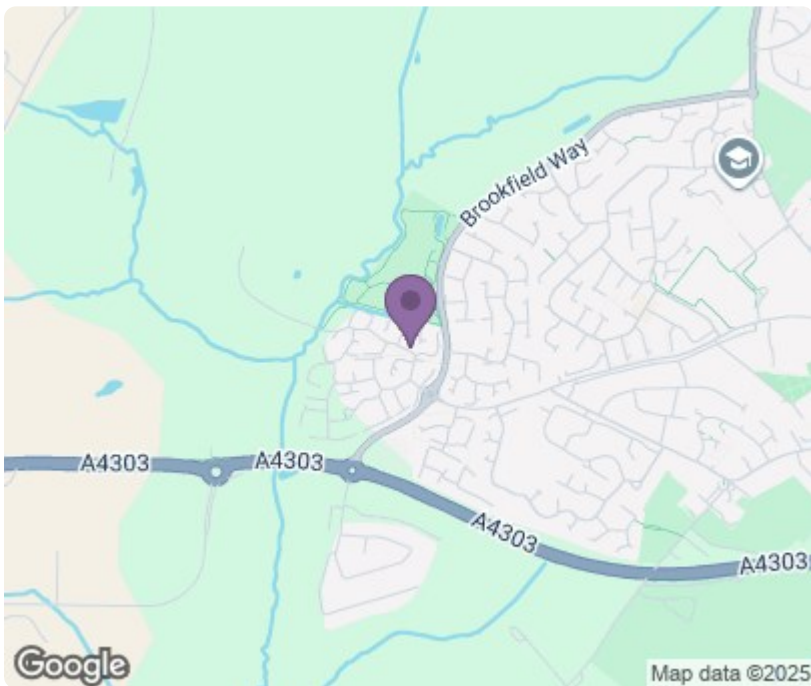
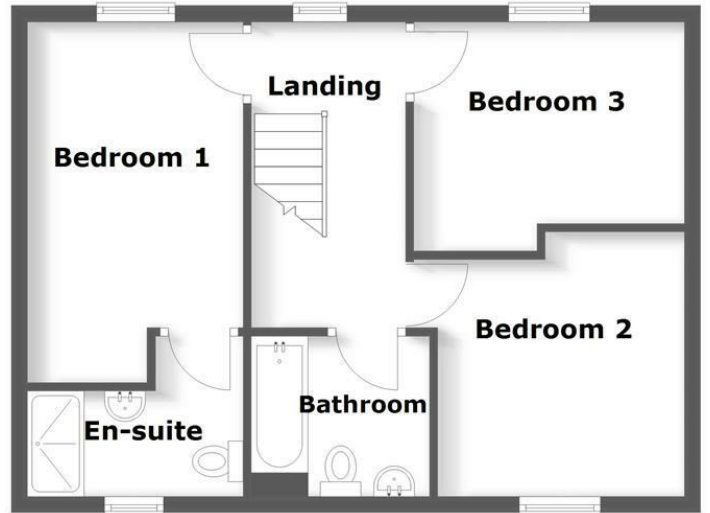
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) 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	
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England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	