



BM.  
REAL ESTATE



## Bungalow 11 Lilbourne Road Catthorpe, Lutterworth, LE17 6DF

GORGEOUS, REFURBISHED link detached bungalow, enjoying an idyllic RURAL SETTING, situated on a private tree lined road, with mesmerising OPEN FIELD VIEWS.

This exceptional link detached bungalow has been modernised and improved to create modern and stylish living accommodation throughout, both internally and externally, providing a 'READY TO MOVE INTO' family home.

The property comprises of an entrance porch, leading through to a spacious central hallway, a generous lounge/diner with French patio doors and full height glazed windows either side flooding the room with natural light and framing a stunning vista of the open fields to the rear. There is a beautiful refitted kitchen, and separate utility room, and a modern refitted family bathroom. There is a sizeable principle bedroom which also benefits from Upvc French Doors opening onto a front veranda seating area, and upstairs are two further good sized double bedrooms.

Offers over £350,000

# Bungalow 11 Lilbourne Road

Catthorpe, Lutterworth, LE17 6DF



- Link Detached Bungalow
- Three Double Bedrooms
- Modern Family Bathroom
- Garage & Two Driveways For Multiple Parking

- Gorgeous Semi Rural Location
- Lounge/Diner with French Doors
- Utility Room

- BEAUTIFUL FIELD VIEWS
- Stunning Refitted Kitchen
- Landscaped Rear Garden

## Entrance Porch

6'0" x 4'1" (1.83 x 1.25)

## Bedroom Two

12'10" x 9'9" (3.92 x 2.99)

## Hallway

10'1" x 11'7" (3.08 x 3.55)

## Bedroom Three

12'10" x 7'10" (3.92 x 2.39)

## Lounge/Diner

18'4" x 10'1" (5.60 x 3.09)

## Kitchen

8'7" x 7'9" (2.64 x 2.37)

## Utility Room

6'2" x 5'10" (1.89 x 1.79)

## Bathroom

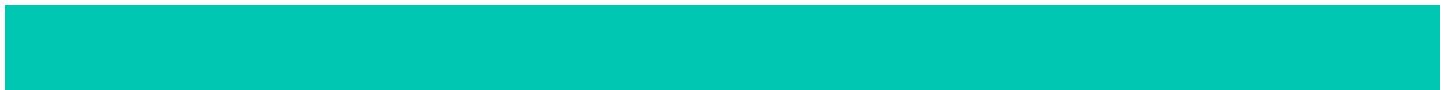
7'2" x 6'5" (2.19 x 1.97)

## Bedroom One

20'8" x 9'8" (6.31 x 2.96)



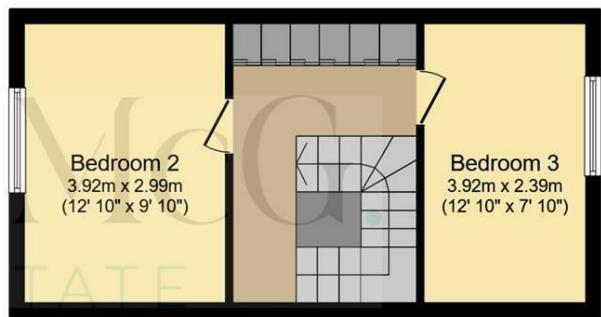
## Directions



## Floor Plan



**Ground Floor**  
Floor area 69.8 sq.m. (751 sq.ft.)



**First Floor**  
Floor area 32.2 sq.m. (347 sq.ft.)

**TOTAL: 102.0 sq.m. (1,098 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		84
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	