Lutterworth Road, Walcote, Leicestershire
Offers over £235,000

crowhurst gale

Lutterworth Road, Walcote, Leicestershire

Crowhurst Gale are delighted to offer for sale this very well presented and extended three bedroom cottage situated in the established and highly sought after village of Walcote. Dating back to1855 the property has been greatly improved by the present owner and still offers much of the charm and character that you would hope to find in a period cottage. Comprising: Storm Porch, Sitting Room, Dining Room, Living Kitchen, Utility Room/Cloakroom to the ground floor and Three Well Proportioned bedrooms and a Shower Room to the first floor. Outside there is parking to the front and an enclosed rear garden with countryside views to the rear.

Frontage
Paved off road parking area with walkway leading to the storm porch and front entrance beyond. Access to the rear is via a shared passageway.

Storm Porch
With seating which leads directly into:

Sitting Room 12'1" x 11'4" (3.68m x 3.45m)
Door and window to the front overlooking the driveway. Chimney breast currently housing an electric burner style fire. Exposed ceiling beams, tv point, radiator. Door to the stairs rising to the first floor and door leading to

Dining Room 14'7" x 9'6" (4.45m x 2.92m)
Window, chimney breast currently housing an electric burner style fire, exposed ceiling beams, telephone point, radiator, an enclosed consumer unit, under stairs storage cupboard and opens to

Living Kitchen 15'5" x 8'2" (4.71m x 2.50m)
Double doors and window to the rear with views to garden and countryside. Two sky lights, wall and base mounted units with rolled work surfaces over, an electric oven, gas hob, extractor fan, an inset stainless steel one and a half bowl sink and drainer unit, integral microwave and fridge/freezer. Spotlighting, part tiled walls, radiator and door to

Utility/Cloakroom
Window, base units with rolled work surfaces over, inset stainless steel circular sink, space and plumbing for a washing machine, wall mounted gas combination boiler(fired from bottled gas, Contract currently with Flogas), low flush lavatory and radiator.

First Floor Landing
Window, loft access and doors to

Bedroom One 12'2" x 11'5" (3.73m x 3.50m)
Window, the original fire facility, radiator and loft access.

Bedroom Two 10'2" x 8'2" (3.11m x 2.50m)
Juliette balcony enjoying countryside views, radiator, and a vaulted style ceiling.

Bedroom Three 9'6" into alcove x 7'2" (2.91m into alcove x 2.20m)
Window, original fire facility and radiator.

Shower Room
Window, low level WC, pedestal wash hand basin, double shower with electric shower, chrome ladder style radiator, part tiled walls, tiled flooring and spotlighting.

Rear Garden
Cottage style garden with superb countryside views. Mainly laid to lawn with a gravelled section and paved patio area. There is a wooden shed, fenced perimeter, planted borders.

Market Appraisal
If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Mortgage Services
Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Local Authority
Harborough Council

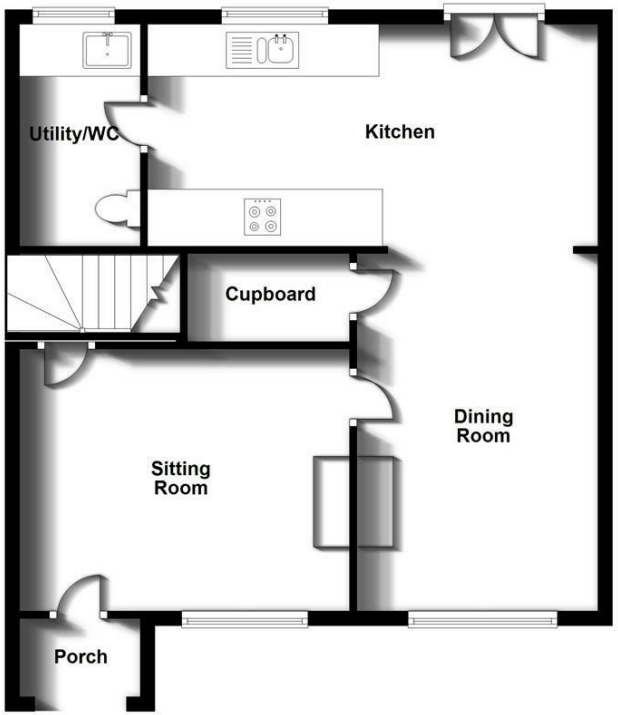
Tax Band
Tax Band: B

Tenure
Freehold

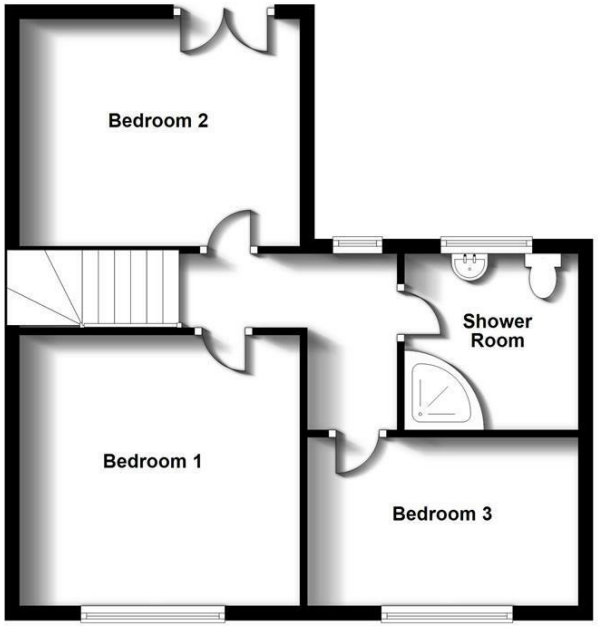
Directions For Sat Nav
Directions For Sat Nav: LE17 4JU

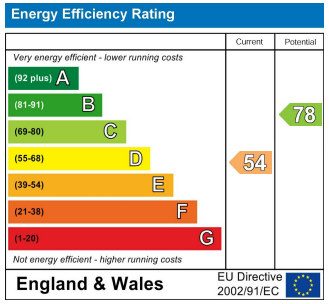
Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266

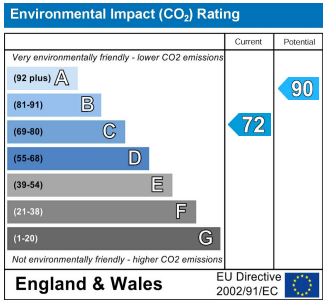
Ground Floor



First Floor







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