

5 JASMINE CLOSE

LUTTERWORTH, LEICESTERSHIRE



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5 Jasmine Close

Lutterworth
Leicestershire
LE17 4GR

An attractive, modern semi-detached two bedroom family home located within the popular market town of Lutterworth.

Entrance hall | sitting room | refitted dining kitchen | two bedrooms | en-suite | bathroom | driveway | single garage | large lawned rear garden | EPC - C

LOCATION

Lutterworth provides a good array of everyday amenities including leisure centre, primary and secondary schooling. Leicester city centre is north east, providing a comprehensive range of shopping and leisure facilities. Secondary schooling is found at Rugby, Leamington Spa, Warwick and Leicester with public schooling at Oakham, Uppingham, Oundle and Rugby. Communications to the area are excellent, with high speed rail services to London departing regularly from Rugby, Market Harborough and Leicester.

ACCOMMODATION

The property is entered via a canopy porch and smart front door into an entrance hall housing the stairs to the first floor. The spacious sitting room has a window to the front elevation, a feature Adams style fireplace with wooden surround, marble hearth and back, ceiling coving and a useful understairs storage cupboard. The fantastic dining kitchen has a window to the rear, boasts a good range of contemporary eye and base level units and drawers, ample preparation surfaces, a stainless steel inset sink with chrome mixer tap above, tiled splashbacks, integrated stainless steel double oven with four-ring gas hob, stainless steel and glass extractor unit over,

space and plumbing for a washing machine, laminate flooring, ample space for a dining table and uPVC double glazed French doors leading onto the garden.

To the first floor, a landing with an obscure glazed window to the side houses the built-in airing cupboard. The double master bedroom has a window to the front elevation and an en-suite shower room with an obscure glazed window to the front elevation and a three piece suite comprising an enclosed WC, a wash hand basin set into a vanity top with cupboard beneath and a corner shower cubicle, chrome heated towel rail, halogen down spotlights, fully tiled walls and tiled flooring. Bedroom two has a window to the rear. The family bathroom has a uPVC double glazed window to the rear and a three piece suite comprising an enclosed WC, pedestal wash hand basin and panelled bath, a chrome heated towel rail, part tiled walls and tiled flooring.

OUTSIDE

To the front of the property is a lawned frontage and a block paved driveway providing ample car standing and access to the single garage with a personal door to the garden. Gated side access leads to the large rear garden which is mainly laid to lawn with gravelled borders, trees, a paved patio area and fully fenced boundaries.

DIRECTIONAL NOTE

From Market Harborough proceed along the A4304 towards Lutterworth. At the roundabout, take the third exit onto Coventry Road which becomes Brookfield Way. Turn right onto Lilac Drive and left onto Jasmine Close, following the road all the way around, where the property can be located on the left hand side.

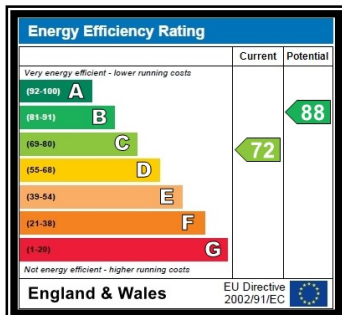
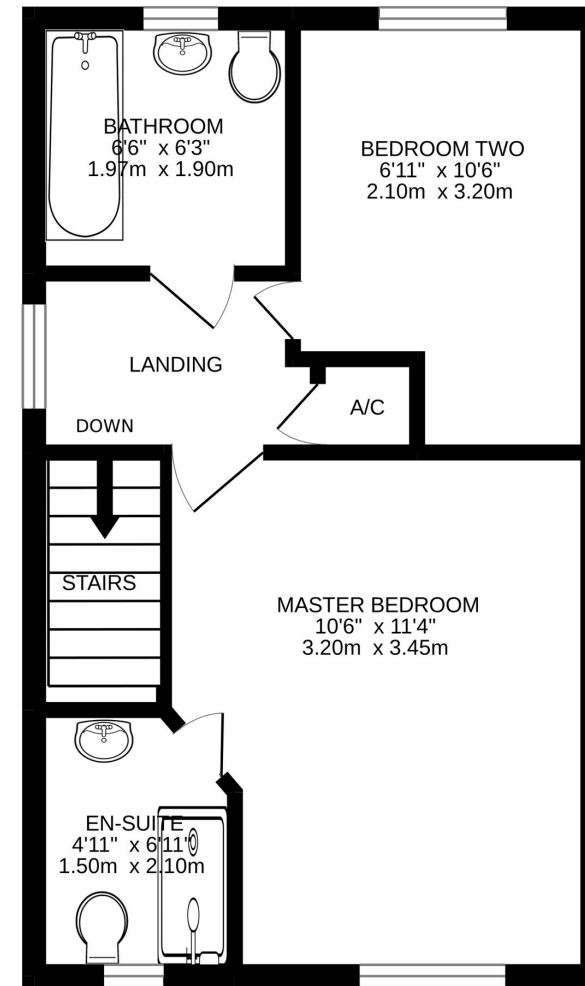
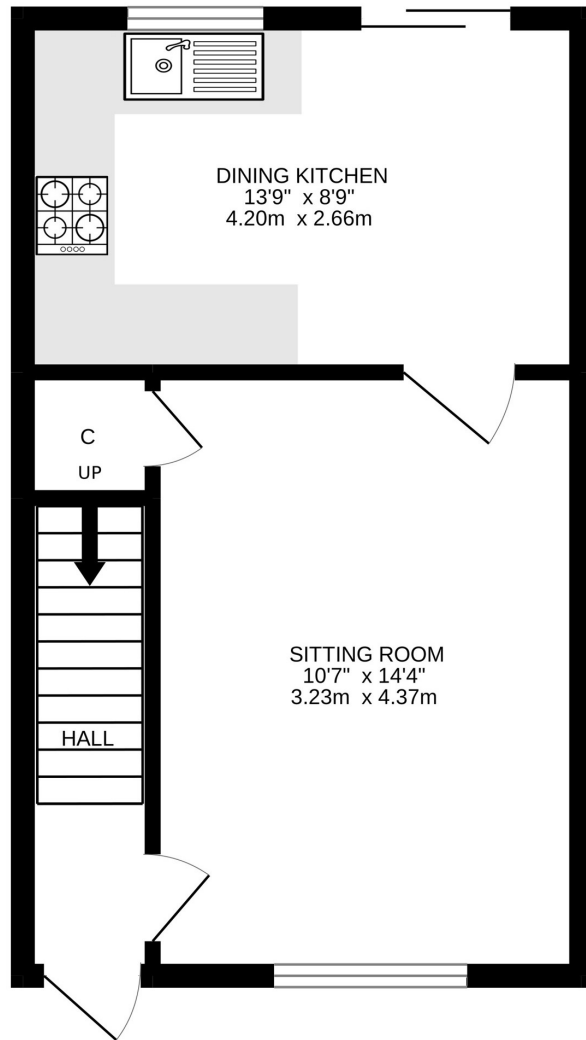
TENURE: Freehold

LOCAL AUTHORITY: Harborough District

TAX BAND: B







5 Jasmine Close, Lutterworth, Leicestershire LE17 4GR

Total Approximate Gross Internal Floor Area = 624 SQ FT / 58 SQ M

Measurements are approximate. Not to scale. For illustrative purposes only.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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