



The Hawthorns, , Lutterworth LE17 4UL
Starting Bid £110,000

archerbassett
LETTINGS AND SALES

- OVER 55'S FIRST FLOOR MAINSONETTE
- ACCESS TO THE COMMUNAL AREA WITHIN HOLLY LODGE
- FAMILY BATHROOM WITH SHOWER ENCLOSURE
- ALLOCATED PARKING AND VISITORS PARKING
- SINGLE GARAGE
- 24 HOUR EMERGENCY CALL SYSTEM
- FITTED KITCHEN TO INCLUDE ELECTRIC OVEN AND HOB
- DOUBLE GLAZING & ELECTRIC HEATING
- USEFUL STORAGE ROOM TO LEFT OF ENTRANCE
- WELL MAINTAINED COMMUNAL GARDENS

Archer Bassett are delighted to bring to the market a versatile two bedroom maisonette located within the desirable 'Holly Lodge' which is situated off The Hawthorns within Lutterworth. This delightful first-floor maisonette is an ideal residence for those aged over 55 and offers practical features within a peaceful and supportive community, along with a 24 hour emergency call system providing that extra piece of mind. The accommodation comprises of stairs leading to the first floor, a spacious landing leading to a fitted kitchen, family bathroom with bath and separate shower enclosure to include a foldaway seat, a spacious bedroom to include fitted wardrobes, a reception room with double doors leading on to a further room which could be used as a dining area or second bedroom/guest room. Emergency pull cords are located in the hall, bathroom allocated parking, visitors parking, a single garage and communal gardens to the front. Residents will have access to the communal laundry area, although plumbing for a washing machine is an added benefit within this home. This can also be voice activated in the event of an emergency. There is a useful storage room located to the left of the front entrance which serves an ideal space for storing a mobility scooter, along with

