



**Leet Court  
Handsacre**

# Leet Court Hansacre

Lovett&Co. Estate Agents are pleased to offer for sale this well presented one bedroom, end terraced property set on a quite corner plot overlooking a tranquil green to the front.

The property is perfect for first time buyers, investors and those looking to downsize.

The stunning open plan ground floor layout features a spacious rear lounge, modern fitted breakfast kitchen and useful front. On the first floor there is a double bedroom and a modern fitted white bathroom suite off the landing. Other benefits include upvc double glazing and electric heating.

Externally there is driveway to the rear with parking for two cars and a charming, good sized private rear garden with patio area and lawn. There is also land to the side with potential to extend the property SSTP.

It is situated in the popular village of Armitage & Handsacre and enjoys a range of local village amenities whilst also benefiting from further facilities found within the nearby Cathedral City of Lichfield or Rugeley town centre. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield City.

## RECEPTION PORCH:

Front entrance door, ceiling light point, tiled Flooring, ceiling light point and door to kitchen.



## OPEN PLAN LIVING ROOM:

6.39m x 3.35m

Superb open plan area with kitchen entrance leading on to the rear lounge with carpeted flooring, ceiling light point, electric wall heater, TV aerial sockets and French doors to the rear garden.



## BREAKFAST KITCHEN:

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work tops, inset bowl sink and drainer with mono tap, space for oven with extractor hood, space for further appliances, useful storage cupboard, ceiling light point and stairs to the first floor.



## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft access hatch, doors off to bedroom and the bathroom.

## BEDROOM:

3.27m x 3.65m

Carpeted flooring, electric wall heater, ceiling light point and window to rear.

## BATHROOM:

Modern fitted white suite comprising: bath with shower over and screen, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling light point, radiator and extractor.



## VIEWING:

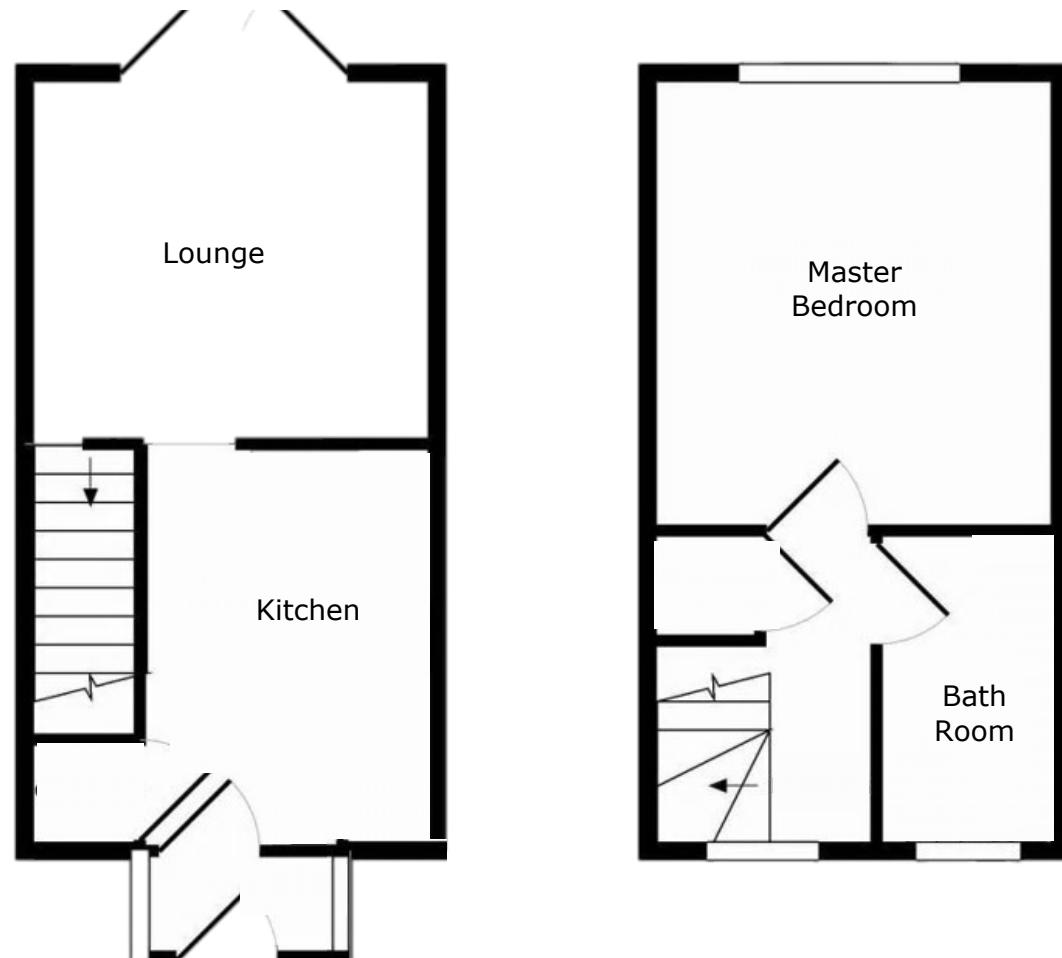
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.



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