

Lifestyle homes* passion in property

Millburn House, Lutterworth Road
Gilmorton, Leicestershire LE17 5PN



Imposing three storey 'Georgian' style residence

Six bedrooms, four bathrooms, two dressing rooms

Combination boiler gas central heating

Exterior uPVC coated timber frame double glazing

Three reception rooms / 'French' doors to garden

Bespoke fitted dining kitchen / utility room / WC

Courtyard forecourt / lawned rear garden / Tandem garaging

Exception home ... in a marvellous village location

Viewing Most Highly Recommended!

£625,000

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PARTICULARS OF THE PROPERTY

Imposing six bedroom, four bathroom, two dressing room, three storey 'Georgian' style residence set in the popular sought after South Leicestershire village of Gilmorton. Features include combination boiler gas central heating, double glazing, bespoke fitted dining kitchen, integrated 'Beam' vacuum cleaning system and 'Silvelox' combi-matic garage door opening.

Accommodation

Entrance Hallway 19'10" x 8'4" 6.03m x 2.54m

Serving access to lounge, dining room, kitchen, spindle banister staircase rising to first floor with cloaks/WC under and featuring oak finish flooring. Additional features include complimenting skirting boards, internal doors and architraves, three wall light points, decorative coving to ceiling, alarm sensor detection unit and multi-paned 'Georgian' style double glazed window to the front elevation.

Cloaks/WC 5'3" x 3'5" 1.60m x 1.04m

Fitted with low flush WC, pedestal wash hand basin, central heating radiator, oak finish flooring and timber panelling to dado height.

Lounge 24'8" x 13'10" 7.50m x 4.22m

Featuring majestic open fireplace with stone finish surround and hearth, central heating radiator with thermo-static control, television point, telephone point, four wall light points, vacuum cleaner connection point and including two multi-paned 'Georgian' style double glazed windows to the front elevation. Multi-paned 'Georgian' style internal doors with side partition windows serve access through into:

Dining Room 16'10" x 9'10" 5.12m x 2.99

Featuring decorative coving to ceiling, central heating radiator with thermo-static control and decorative canopy, three wall lights points, dimmer switch control, oak finish skirting boards and internal door and multi-paned 'Georgian' style double glazed windows to the front and side elevations.

Summer Room 12'2" x 11'8" 3.71m x 3.55m

Featuring timber surrounds to dado height, two wall light points, ceramic tiled flooring with under floor heating, control panel to under floor heating and multi-paned 'Georgian' style double glazed windows to side and rear elevations with 'Georgian' style multi-paned 'French' doors leading out to the rear garden.

Dining/Kitchen 19'9" x 14'8" 6.01m x 4.55m

Featuring a bespoke range of fitted wall and base units to include display cabinets with inset lighting, corner display shelving, built-in plate and wine racks, cornicing with concealed lighting, 'corrian' work surfaces with ceramic tiled surrounds and enamelled one and a half bowl sinks with drainer and mixer taps.



These particulars are believed to be materially correct through their accuracy cannot be guaranteed and it does not form part of any contract. The mention of any fixtures and fittings, appliances or services does not imply that they have been tested and the purchasers must satisfy themselves of the condition and serviceability. All measurements were taken by sonic tape and are believed to accurate within 5%.



Integrated appliances include fitted fridge and dishwasher and stainless steel finish range with fitted extractor hood above. Additional features include decorative coving to ceiling with recessed spot down lighting, wall light point, double panelled central heating radiator with decorative canopy and thermo-stat control, ceramic tiled flooring with under floor heating and two multi-paned 'Georgian' style double glazed windows overlooking the rear garden.

Utility Room 9'9" x 7'0" 2.97m x 2.13m

Fitted with a range of base units to include corner display shelving, roll edge work surfaces with Italian mosaic finish ceramic tiled surrounds and stainless steel finish bowl sink with round stainless steel drainer and chrome finish mixer taps. In addition, there are integrated appliances to include freezer and washing machine, central heating radiator with decorative canopy and thermo-stat control, fitted alarm panel, ceramic tiled flooring and courtesy door leading through to garaging.



First Floor Landing 21'1" x 9'6" 6.41m x 2.89m

Landing with spindle banister galleried return serves access to four bedrooms, family bathroom and features decorative coving to ceiling, concealed central heating radiator with decorative canopy, spindle banister staircase rising to the second floor and multi-paned 'Georgian' style double glazed window to the front elevation.

Bedroom One 15'9" x 15'1" 4.79m x 4.59m

Principal bedroom fitted with two central heating radiators with thermo-static controls, telephone point, vacuum cleaning docking port, four wall light points, oak finished skirting boards, decorative coving to ceiling and two multi-paned 'Georgian' style double glazed windows to the rear elevation.



Dressing Area 3'10" x 3'8" 1.16m x 1.11m

(excluding measurement of wardrobe fittings) Fitted with a range of built-in wardrobes and drawers with recessed spot down lighting to ceiling and walk-through archway leading through into:

En-Suite Shower 5'8" x 5'5" 1.72m x 1.65m

Fitted with a white suite comprising of low level dual flush WC, pedestal wash hand basin and fitted shower to corner shower enclosure. In addition, there are 'Italian' style fully ceramic tiled surrounds, ceramic tiled flooring, chrome finish heated towel rail, fitted mirror to wall with inset spot lighting and extraction fan to ceiling with recessed spot down lighting.



Bedroom Two 13'11" x 9'1" 4.24m x 2.77m

Double bedroom including central heating radiator with thermo-static control, three wall light points, oak finish skirting boards and multi-paned 'Georgian' style double glazed window to the rear elevation. Walk-through aspect leads into:





Dressing Area 6'7" x 4'6" 2.01m x 1.37m

Including a free-standing range of wardrobes with built-in drawers and including recessed spot down lighting.

'Jack & Jill' En-Suite Shower Room 6'11" x 4'6" 2.09m x 1.36m

Fitted with a white suite comprising of low level dual flush WC, pedestal wash hand basin and fitted shower to double shower enclosure. In addition, there are fully ceramic tiled surrounds, ceramic tiled flooring, heated towel rail, extraction fan to ceiling and recessed spot down lighting.



Bedroom Three 11'8" x 9'9" 3.54m x 2.98m

Fitted with a range of built-in wardrobes with interior lighting, central heated radiator with thermo-static control and two multi-paned 'Georgian' style double glazed windows to the front elevation.



Bedroom Four 12'2" max./9'7" min. x 8'8" 3.71m max./2.92m min. x 2.65m

Including a central heating radiator with thermo-static control, oak finish skirting boards and multi-paned 'Georgian' style double glazed window to the front elevation.



Family Bathroom 8'8" x 8'2" 2.63m x 2.48m

Fitted with a white suite comprising of white panelled bath with mixer tap shower, concealed cistern to low flush WC and vanity wash hand basin. Features include fitted vanity wall cupboards with mirror and recessed spot down lighting, chrome finish heated towel rail, fully ceramic tiled surrounds, ceramic tiled flooring, extraction fan to wall, recessed spot down lighting to ceiling and multi-paned 'Georgian' style double glazed window to the side elevation.

Second Floor

Landing serves access to two bedrooms, bathroom and features spindle banister, central heating radiator with thermo-static control, integrated vacuum cleaning docking port, studio style ceiling and recessed spot down lighting.



Bedroom Five 12'5" x 10'6" 3.77m x 3.21m

Fitted with a central heating radiator with thermo-static control, studio style ceilings and including multi-paned 'Georgian' style double glazed window to the front aspect and 'Velux' style double glazed window to the rear elevation.



Bedroom Six 14'11" x 12'5" max./6'11" min. 4.53m x 3.77m max./2.11m min.

Central heating radiator with thermo-static control, studio style ceilings, multi-paned 'Georgian' style double glazed windows to the front and side elevations and double glazed 'Velux' style window to the rear elevation.



Second Bathroom 9'11" x 6'9" 3.01m x 2.06m

Fitted with a white suite comprising of roll top bath with stylish chrome finish feet, low level dual flush WC and pedestal wash hand basin. In addition, there is timber wall panelling to dado height, central heating radiator with thermo-static control, extraction fan with recessed spot down-lighting to studio style ceiling and **double glazed 'Velux' style window to the rear elevation.**

Garaging 27'0" x 12'11" 8.23m x 3.92m

Tandem garaging fitted with a 'Silvelox' combi-matic up/over door with pedestrian personal door inset includes lighting, power point supply, wall mounted combination boiler (serving the central heating system and domestic hot water supply), timer control to the central heating system, 'Beam' integrated vacuum cleaning docking station and remote timer control switch for exterior lighting.

In addition, there is a spindle banister staircase rising to attic space with wall light point, central heating radiator with thermo-static control, alarm sensor detector unit, fuse box consumer unit and multi-paned **'Georgian' style window overlooking the rear garden with double glazed stable door leading out to the garden patio.**

Gardens

Delightful landscaped garden to the front aspect including blocked paved driveway approach with ample parking for several vehicles, mature trees and shrubs, gravelled areas, decorative borders with decorative coping stones, exterior wall lighting and including brick walled boundaries with integrated post box, wall lighting, name plaque and integrated pull/push door bell.

Delightful lawned rear garden includes ornamental decorative patio and walkway, exterior wall light points, exterior water tap facility, timber shed and ornamental trellis to fenced perimeters.

Tenure Information

We understand this property to be freehold.

Directional Note

The property may be approached from Leicester City Centre via (A426) Aylestone Road, continuing on Lutterworth Road to Blaby. Proceed along Blaby by-pass (dual carriageway) and continue on beyond roundabouts along Lutterworth Road for several miles.

Negotiate left turn sign posted to Gilmorton and proceed to village centre taking a right turn into Lutterworth Road, Gilmorton, where the property is situated on the right hand side, clearly identified by the **Lifestyle Homes 'For Sale' board.**



Viewing Highly Recommended!

'The Great Outdoors'

'Live it' ...

... 'Love it!'

Millburn
House

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