

## Lynmouth Bungalow Lutterworth Road, Gilmorton,



**£485,000**

A fabulous opportunity has arisen to purchase this beautiful two/ three bedroom detached bungalow which is situated on a generous plot in the popular village of Gilmorton. The spacious accommodation comprises:-Entrance hallway, the bay fronted dining room opens into the lounge and a set of French doors lead to the conservatory which enjoys views over the sunny garden. The modern breakfast kitchen has ample room for a breakfast table and is fitted with appliances. There is a covered entrance to the side that has a utility and a cloakroom and to the rear is a flexible room that could be used as bedroom three or a work from home office/ hobby room. Outside there is a generous drive leading to the garage and to the rear you will find a mature sunny garden. Offered with no upward chain viewing is advised to appreciate the accommodation on offer.

*Service without compromise*

Entrance Hall 15' x 10' (4.57m x 3.05m)



Enter via a composite door with a feature circular window into this spacious reception hallway.

Dining Room 14'10" x 11'10" (4.52m x 3.61m)



This lovely dining room has a bay window to the front aspect and two side windows allowing lots of natural light flood in which is a perfect space to entertain friends and family on those special occasions. A set of French doors open into the lounge.

Lounge 16'8 x 11'10 (5.08m x 3.61m)



Situated at the rear of the property, the lounge has dual aspect side windows and a feature fireplace housing a coal effect gas fire. A set of French doors open into the conservatory

Lounge & Dining Room Photo



Conservatory 14'9" x 10'8" (4.50m x 3.25m)



With views over the sunny garden this room can be used all year round and has a set of French doors opening onto the patio. There are ample electric sockets and ceramic tiled flooring.

Breakfast Kitchen 14'0 x 12' (4.27m x 3.66m)



With a bay window to the front and a window to the side, this light and airy kitchen is fitted with a range of modern cabinets with under pelmet lighting and complimenting surfaces. Stainless steel bowl and half sink with mixer taps. Induction hob with extractor canopy. Eye-level double oven and combination microwave. Integrated dishwasher and fridge. There is ample room for a dining table to be able to enjoy family meals together. A door gives access to the covered side entrance and utility room.

Breakfast Kitchen (Photo Two)



Covered Side Entrance



The covered side entrance has a door to the front of the property and gives access to the kitchen, utility, cloakroom and bedroom three/ study.

**Utility 26'10 x 10'2 (8.18m x 3.10m)**



The utility room is fitted with wall and base units and complimenting surfaces. Stainless steel sink unit and drainer. Space for a washing machine and tumble dryer. There is a window to the side aspect and a back door gives access to the side of the property.

**Cloakroom 4'6 x 2'6 (1.37m x 0.76m)**



Fitted with a low level WC and a wash hand basin set onto a vanity unit. Opaque window to the side.

**Study/Bedroom Three 10'7 x 10'2 (3.23m x 3.10m)**



This flexible room is situated at the rear of the covered entrance and utility . Having a window overlooking the garden and a radiator this could be used as a third bedroom or a work from home office / hobby room.

**Bedroom One 13'6 x 11'10' (4.11m x 3.61m')**



A double bedroom with a window overlooking the garden and two sets of double wardrobes. A door opens into the en-suite.

**En-Suite 4'9 x 2'11 (1.45m x 0.89m)**



Fitted with a low level WC and pedestal wash hand basin. Opaque glazed window to the side aspect.

**Bedroom Two 13'6 x 12'3 (4.11m x 3.73m)**



A double bedroom with a window overlooking the garden and a range of fitted furniture to include wardrobes and a dressing table.

**En-suite (Photo Two)**



**Bathroom 8'11 x 8'5 (2.72m x 2.57m)**



This modern bathroom is fitted with a WC, wash hand basin set onto a vanity unit cupboard. Chrome heated towel rail. Ceramic wall and floor tiles. Opaque window to the side aspect.

**Garage 16'1 x 11'4 (4.90m x 3.45m)**

The single garage has power & light and an electric up and over door.

## Outside & Parking



To the walled frontage you will find a large block paved drive which provides ample off road parking. The front garden is easily maintained.

## Garden



This beautiful sunny garden is mainly laid to lawn with well stocked shrub & plant borders, a magnificent magnolia tree, paved patio seating area and a garden shed. Gated sides access to both sides of the property.

## Garden (Photo Two)



## Garden (Photo Three)



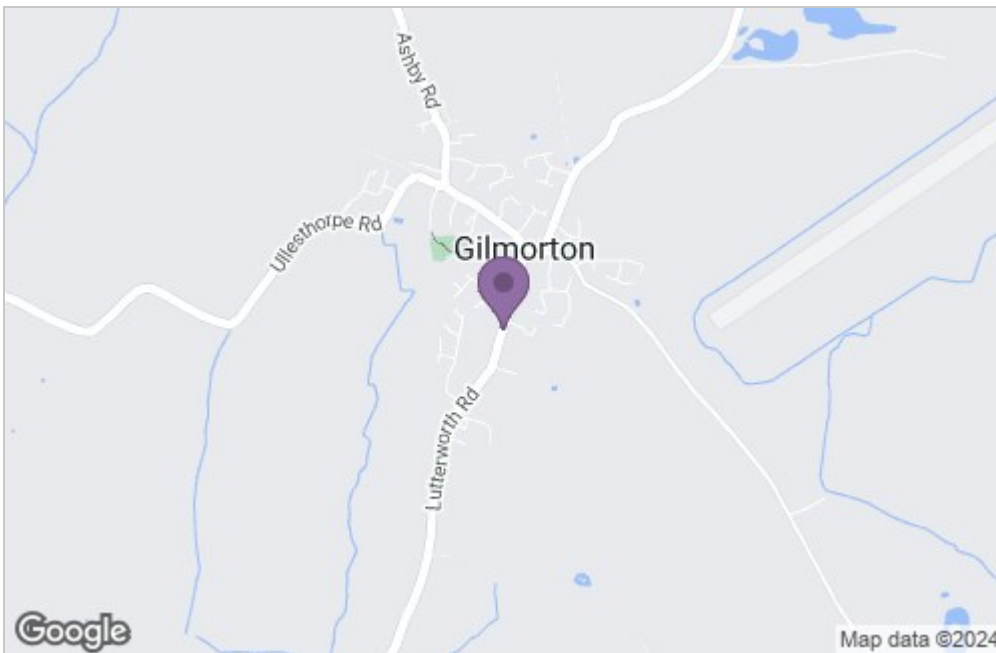
## Floor Plan

**Ground Floor**  
Approx. 170.0 sq. metres (1829.8 sq. feet)

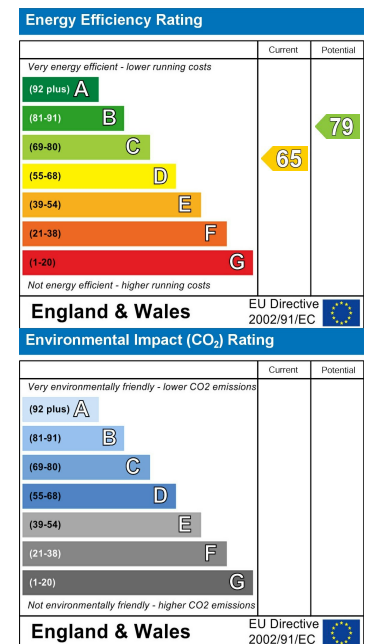


Total area: approx. 170.0 sq. metres (1829.8 sq. feet)

## Area Map



## Energy Efficiency Graph



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