

## 5 Chandler Drive, Gilmorton, LE17 5FS



**£395,000**

Situated on Chandler Drive in Gilmorton, this modern detached house is a gem waiting to be discovered. Built by the renowned Davidsons Homes, this property boasts three spacious bedrooms, perfect for a growing family or those in need of extra space. As you step into the house, you are greeted by an inviting entrance hall leading to spacious lounge with a bay window, ideal for relaxing evenings. The heart of the home lies in the generously sized dining kitchen, complete with French doors that open up to the beautifully landscaped south westerly garden. Imagine enjoying your morning coffee in the fresh air or hosting gatherings in this delightful outdoor space. This property offers not just one, but two bathrooms including an en-suite in the main bedroom, ensuring convenience and privacy for all residents. The thoughtful addition of a separate utility room adds to the practicality of daily living. With a single garage and ample off-road parking, parking woes will be a thing of the past. The paved patio and timber decked seating area in the garden provide the perfect setting for al fresco dining or simply unwinding after a long day. Don't miss the opportunity to make this house your home and create lasting memories in this wonderful abode. Book a viewing today and step into your future in this delightful property on Chandler Drive.

*Service without compromise*

Entrance Hall 6'11" x 8' (2.11m x 2.44m)



Step into this lovely home via a composite front door where you will find Amtico flooring and the stairs rising to the first floor accommodation.

Cloakroom 5' x 3'9" (1.52m x 1.14m)



Fitted with a back to wall WC, wash hand basin set onto a vanity unit, half height ceramic wall tiles and Amtico flooring.

Dining Kitchen 18' x 9'6" (5.49m x 2.90m)



This spacious dining kitchen is fitted with a wide range of modern grey cabinets with quartz surfaces and under pelmet lighting. Stainless steel bowl and a half sink with mixer taps. AEG double oven and induction hob with extractor canopy. Integral dishwasher and fridge-freezer. Amtico flooring. Dual aspect windows fitted with attractive shutters and a set of French doors open into the garden

Dining Kitchen Photo Two



## Utility Room 6' x 4'9" (1.83m x 1.45m)



Plumbing and space for a washing machine and tumble dryer having a quartz work surface over. There is a wall cabinet, an under stairs storage cupboard and the gas central heating boiler is mounted on the wall. A half glazed door gives access to the driveway. Amtico flooring.

## Lounge 18' x 9'6" (5.49m x 2.90m)



This spacious lounge has a bay window to the side aspect and a window to the front fitted with attractive shutters which affords lots of natural light to flood in.

## Landing



Window to the rear aspect fitted with attractive shutters and an airing cupboard with a radiator.

## Bedroom One 11'9" x 9'9" (3.58m x 2.97m)



A double bedroom with a window overlooking the garden fitted with attractive shutters and a set of built-in wardrobes with mirror fronted sliding doors. A door opens into the en-suite.

Bedroom One Photo Two



En-suite Photo Two



En-suite 9'8" x 5'10" (2.95m x 1.78m)



Bedroom Two 10' x 9'3" (3.05m x 2.82m)



Fitted with a back to wall WC, wall hung wash hand basin, double width shower enclosure, chrome heated towel rail, ceramic wall tiles, Amtico flooring and an opaque window to the front aspect fitted with attractive shutters.

A double bedroom with a window to the front aspect fitted with attractive shutters. Currently being used as a work from home office.

## Bedroom Three 10'11" x 8'4" (3.33m x 2.54m)



A double bedroom with a window to the side aspect fitted with attractive shutters .

## Bathroom 7' x 5'7" (2.13m x 1.70m)



Fitted with a back to wall WC, wall hung wash hand basin, bath with shower and side screen ,chrome heated towel rail, ceramic wall tiles, Amtico flooring and an opaque window to the front aspect fitted with attractive shutters.

## Garden



Situated on a corner plot this south westerly landscaped garden is a true delight. There is a timber decked seating area with a pergola with attractive timber screening and a further paved patio seating area .The manicured lawn has borders which are planted with a range of shrubs and mature trees. A path leads to the side of the garage, gated side access to the drive and you will find an outside tap and an electric socket.

## Garden Photo Two





Garden Photo Three



Garage & Parking 17'8" x 8'10" (5.38m x 2.69m)

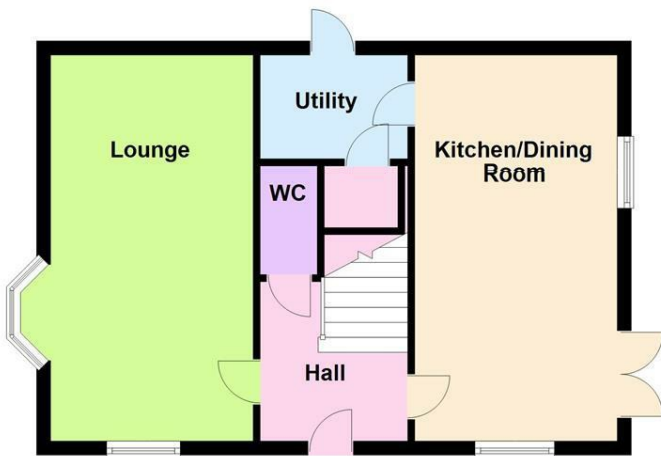


The single garage has an up and over door to the front and a personal door to the side which is accessed from the garden. Power and light is connected. The drive provides ample off road parking.

## Floor Plan

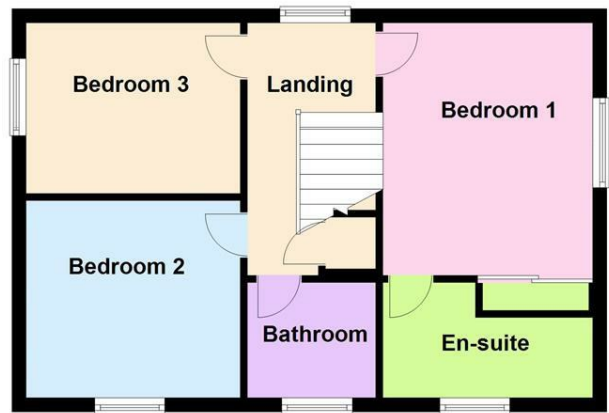
### Ground Floor

Approx. 44.9 sq. metres (483.2 sq. feet)



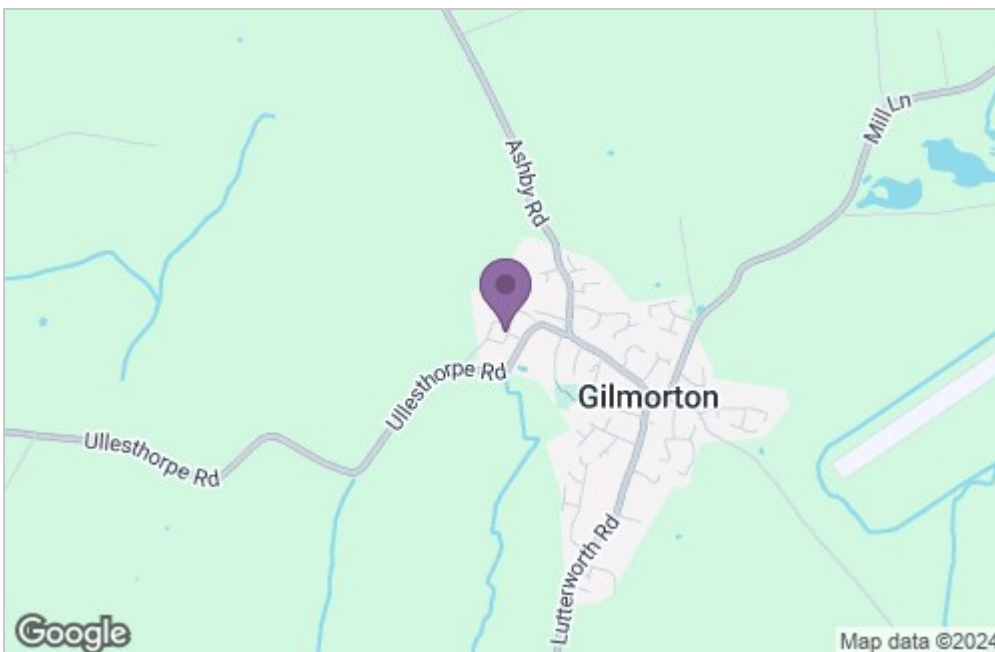
### First Floor

Approx. 42.9 sq. metres (461.6 sq. feet)

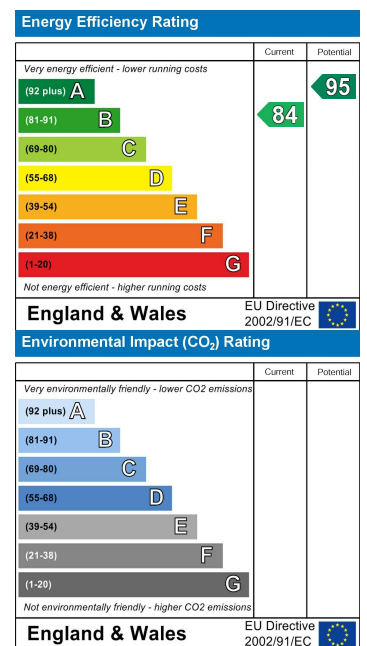


Total area: approx. 87.8 sq. metres (944.7 sq. feet)

## Area Map



## Energy Efficiency Graph



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