

## Tudor Cottage Main Street, Gilmorton, LE17 5PA



£635,000



*Service without compromise*

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### Ground Floor

Upon entering, you are welcomed by a spacious reception hall, featuring an inviting fireplace and exposed ceiling timbers that exude warmth and charm. The property boasts three additional reception rooms, including a snug with a log burner, a larger sitting room also equipped with a log burner, and a dining room that overlooks the picturesque gardens and rear terrace, creating a perfect setting for family gatherings and entertaining. The bespoke fitted breakfast kitchen is a culinary delight, complete with an electric range cooker and ample dining space, leading seamlessly to a utility room with a pantry for added convenience. A ground floor bathroom and a rear hallway connect the reception rooms, enhancing the flow of the home.

### First floor

On the first floor, you will find a generous family bathroom adorned with attractive exposed timbers, alongside four well-proportioned bedrooms, each showcasing unique features, many with vaulted ceilings that add to the property's character.

### Outside & Garden

Accessed via a covered driveway, the property offers an extensive paved area providing ample parking and access to the outbuildings and workshop. The rear garden is a true sanctuary, predominantly laid to lawn with well-stocked planted borders and mature trees that ensure privacy. A paved patio area and a charming water feature create a tranquil atmosphere, while the fabulous garden room, complete with a timber decked seating area, serves

as the perfect spot to entertain or simply relax in the sunshine.

### Location

Residents can enjoy the convenience of a popular primary school, a village store, and a post office, all within easy reach. The village boasts an active community spirit, with three welcoming public houses, a local sports pavilion, a park, tennis courts, and an outdoor gym, providing ample opportunities for leisure and socialising. For those who require easy access to major transport links, the M1 motorway is just a short drive away, connecting you to the M6 and A14. Additionally, train services from nearby Market Harborough and Rugby offer convenient travel options for commuters. Families will appreciate the excellent range of state schooling available, including Gilmorton Chandler C of E Primary School, Lutterworth College, and Lutterworth High School. For those considering independent education, there is a fine selection of esteemed schools in the vicinity, such as Uppingham, Brooke House, St Peters, Oakham, Oundle, and Stamford.

### Reception Hall

15'4" x 13'10" (4.67m x 4.22m)

### Snug

16'5" x 15'9" (5.00m x 4.80m)

### Sitting Room

20'4" x 15'9" (6.20m x 4.80m)

### Kitchen

16'6" x 14'2" (5.03m x 4.32m)

# ADAMS & JONES

## Dining Room

10'7" x 10'6" (3.23m x 3.20m)

## Ground Floor Bathroom

7'1" x 4'3" (2.16m x 1.30m)

## Bedroom One

15'4" x 14'1" (4.67m x 4.29m)

## Bedroom Two

16'4" x 8'1" (4.98m x 2.46m)

## Bedroom Three

12'6" x 7'10" (3.81m x 2.39m)

## Bedroom Four

9'11" x 8'1" (3.02m x 2.46m)

## Bathroom

8'9" x 16' (2.67m x 4.88m)

## Garden Room

21'11" x 13'11" (6.68m x 4.24m)

## Workshop

10'9" x 10'3" (3.28m x 3.12m)

## Brick Built Store One

10' x 8'6" ( max ) (3.05m x 2.59m ( max ) )

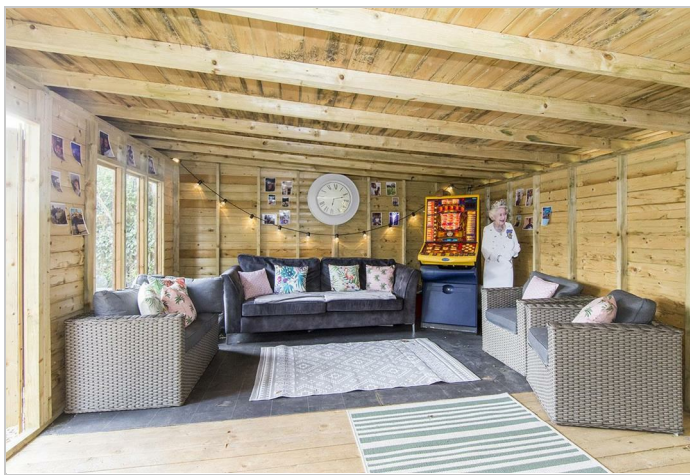
## Brick Built Store Two

10' x 7'3" (3.05m x 2.21m)

## Brick Built Store Three & WC

7'4" x 5'4" (2.24m x 1.63m)

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Road Map



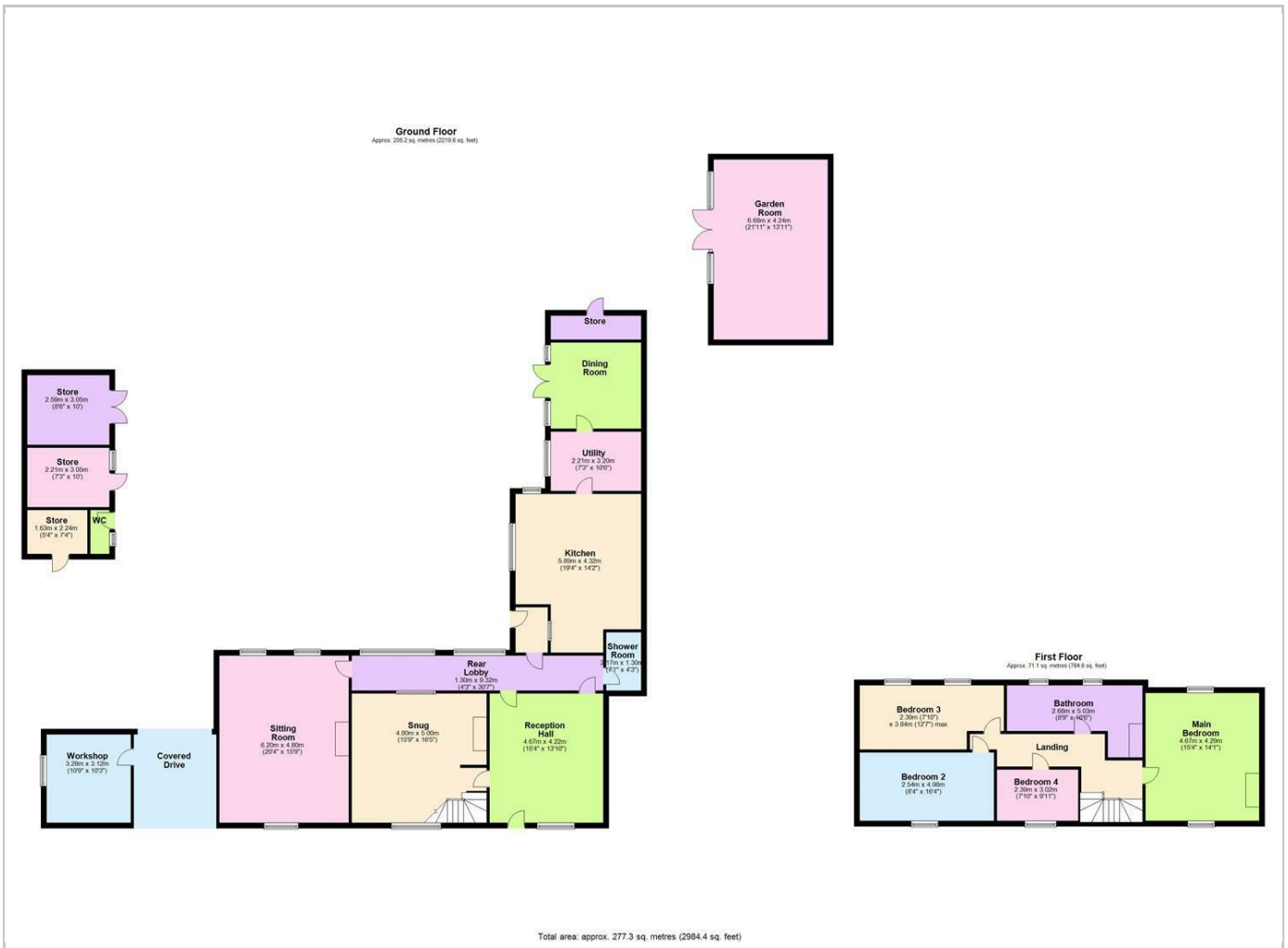
Hybrid Map



Terrain Map



Floor Plan



## Viewing

Please contact our Lutterworth Sales Office on 01455886670 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph