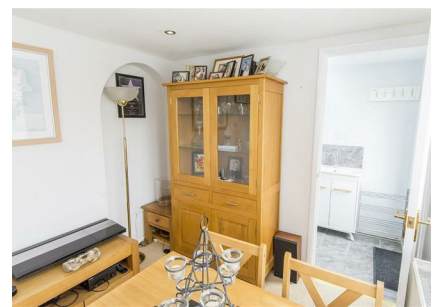


11 Home Farm Close, Gilmorton, LE17 5LP



£269,950

Situated in the popular village of Gilmorton, this delightful link detached bungalow on Home Farm Close offers a perfect blend of comfort and convenience. Set on a generous corner plot, the property boasts a well-thought-out layout that is ideal for both relaxation and entertaining. Upon entering, you are welcomed into a spacious hall that leads to a bright living room, where French doors open directly into the garden, allowing natural light to flood the space. The open-plan dining room, seamlessly connected to the lounge, creates an inviting atmosphere for family meals and gatherings. The fitted kitchen is practical and well-equipped, making it a joy to prepare meals. This bungalow features two generous bedrooms, both fitted with wardrobes, providing ample storage space. The family bathroom is conveniently located, ensuring ease of access for all residents and guests. Additionally, the utility room offers direct access to the outside, enhancing the practicality of daily living. The garage can be accessed from both the hall and the dining room, adding to the convenience of this lovely home. The outdoor space is equally impressive, with a paved patio area perfect for al fresco dining, while the main garden is predominantly laid to lawn, bordered by attractive shrubs. This creates a serene environment for relaxation or play. To the front of the property, a tarmac driveway provides ample parking for multiple vehicles. This bungalow is a wonderful opportunity for those seeking a peaceful lifestyle in a picturesque setting, with all the amenities of Gilmorton and Lutterworth within easy reach. Don't miss the chance to make this charming property your new home.

Service without compromise



Hall

Enter into this lovely home via a composite door where you will find communicating doors to both the living space and to the garage.

Living Room 16'5" x 9'10" (5.00m x 3.00m)

The living room has a feature fireplace housing a wood burning stove, there is a window to the front aspect and a set of French doors open into the garden.

Living Room Photo Two

Dining Room 8'2" x 8'2" (2.49m x 2.49m)

Open plan to the living room there is a window to the rear aspect and this is the perfect space to entertain friends and family. A door opens into the utility.

Utility Room

Fitted with a range of cabinets, sink with mixer taps and space for a washing machine.

Kitchen 8'10" x 7'7" (2.69m x 2.31m)

Fitted with a range of modern cabinets with complimenting surfaces. Stainless steel bowl and half sink unit with mixer taps. Built under oven with ceramic hob and extractor canopy. Space for a dishwasher and an American fridge freezer.

Kitchen Photo Two

Bedroom One 11'2" x 9'10" (3.40m x 3.00m)

A double bedroom with a window to the front aspect, built in wardrobes and bedroom furniture.

Bedroom One Photo Two

Bedroom Two 9'10" x 8'10" (3.00m x 2.69m)

A double bedroom with a window to the rear aspect, built in wardrobes and bedroom furniture.

Bedroom Two Photo Two

Bathroom

Fitted with a low level WC. Pedestal wash hand basin. Corner bath with electric shower over. Ceramic wall tiles. Opaque window.

Garden

The garden is mainly laid to lawn with shrub borders, a paved patio seating area and a timber summer house with power and light.

Garden Photo Two

Garden Photo Three

Rear Aspect Photo

Garage 17'1" x 9'10" (5.21m x 3.00m)

The garage has an electric roller door. Power and light is connected. A personal door gives access to the hall in the main house.

Outside & Parking

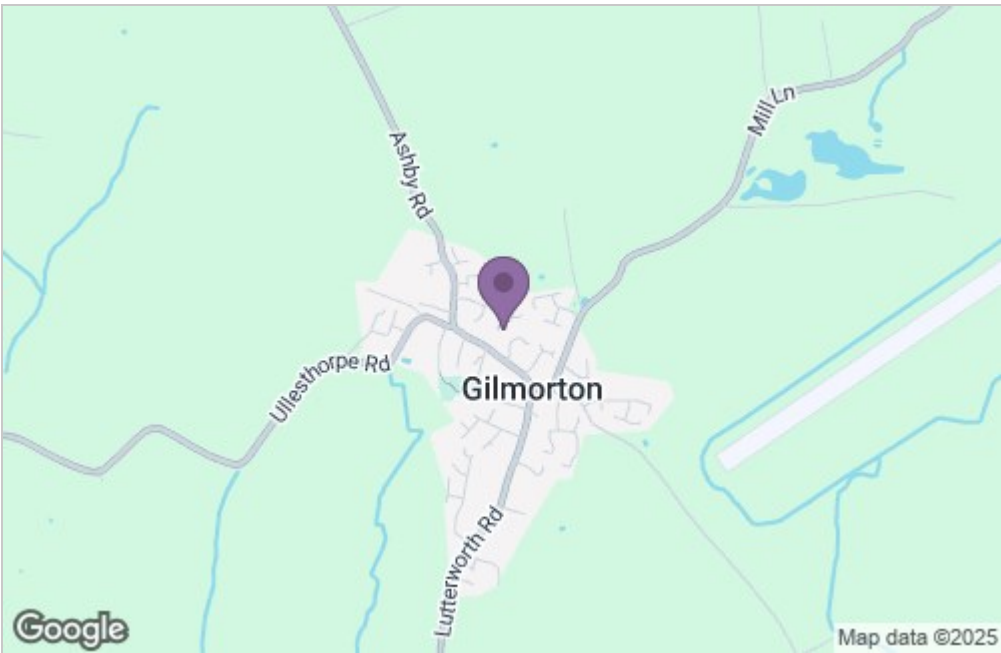
Situated on a large corner plot the front has a lawn, an extensive gravelled area and the drive provides ample off road parking .

Floor Plan



Total area: approx. 76.3 sq. metres (821.2 sq. feet)

Area Map



Energy Efficiency Graph

