

Mayerling Main Street, Gilmorton, LE17 5NX



£450,000

Well located in this popular village is this particularly substantial period property with delightful private and sunny walled gardens extending over 60' in length. The gas centrally heated accommodation includes a 16'5" x 14'11" dining room and 23'0" x 15'0" lounge, a farmhouse style fitted kitchen, utility room, landing, three double bedrooms, bathroom and shower room. There is also secure off road parking, brick outbuilding/garage, store and outside WC. The property is offered with no upward chain and early viewing is highly recommended.

Service without compromise

Dining Room 16'5" x 14'11" max (5.00m x 4.55m max)



Accessed via timber front door with opaque double glazed panels. Leaded double glazed window to the front elevation. Period cast iron open fireplace with period hand painted cheeks and timber surround. Stairs rising to the first floor. Four wall lights. Quarry tiled flooring. Radiator. Stripped timber door to:-

Dining Room (Photo 2)



Lounge 23'0" x 15'0" (7.01m x 4.57m)



Two leaded double glazed windows to the front elevation. Inglenook style fireplace with heavy timber beam and exposed brick and hearth. Beamed ceiling. Two radiators. Television point. Oak door to:-

Lounge (Photo 2)



Kitchen/Breakfast Room 15'9" x 10'4" (4.80m x 3.15m)



Farmhouse style kitchen with a range of solid timber facing fitted base and wall units. Solid timber work surfaces with complementary tiled splash backs and fitted marble slab. Fitted gas range style cooker. Fitted automatic dishwasher. Enamelled one and a half sink and drainer. Ceramic tiled flooring. Inset ceiling down lighters. Radiator. Two multi paned double glazed windows to the rear and multi paned double glazed door opening out to the rear garden. Timber ceiling beams. Door to:-

Kitchen/Breakfast Room (Photo 2)



Utility Room 11'3" x 4'4" (3.43m x 1.32m)



Quarry tiled flooring. Tiled work surface. Space and plumbing for automatic washing machine. Fitted shelving. Multi paned double glazed window to the rear.

First floor Landing

Solid timber doors to rooms. Window to the rear. Access to loft space.

Bedroom One 15'2" x 11'7" (4.62m x 3.53m)



Leaded double glazed window to the front elevation. Spacious built in wardrobes. Radiator.

Bedroom Two 11'5" x 11'7" (3.48m x 3.53m)



Leaded double glazed window to the front elevation. Fitted wardrobes. Radiator. Access to loft space.

Bedroom Three 14'9" x 9'10" (4.50m x 3.00m)



Leaded double glazed window to the front elevation. Radiator.

Bathroom 10'1" x 7'0" (3.07m x 2.13m)



Panelled bath. Pedestal wash hand basin. Low level WC. Complementary tiling. Exposed A frame beams. Two doors to walk in airing cupboard housing lagged hot water tank and gas fired central heating boiler. Two wall lights. Extractor fan. Double glazed window to the rear.

Shower Room



Tiled shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level WC. Radiator. Three wall lights. Complementary tiling. Double glazed window.

Outside



Secure high double timber gates provide vehicle access to the garage, rear garden and crazy paved parking area for one or two cars. Directly to the rear of the house is a lawned area with well stocked beds and borders. There is then pedestrian access to a further private and walled garden which extends approximately 60' in length. This includes a further lawn, beds, borders and crazy paved patio.

Outside (Photo 2)



Garage 16 max x 15'4" max (4.88m max x 4.67m max)



Converted from a former brick outbuilding with double timber access doors and high pitched ceiling. Power, lighting and windows to the side and rear.

Outside WC

Low level WC.

Store 11'3" x 7'1" (3.43m x 2.16m)

Accessed from rear of garage.

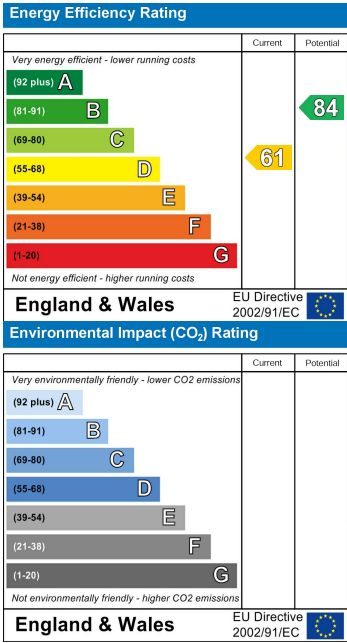
Floor Plan



Area Map



Energy Efficiency Graph



Service without compromise