



9 Hilly Hollow

Gilmorton, Lutterworth, LE17 5SN

**Guide price £485,000**

# GREAT PLOT WITH UN-OVERLOOKED PRIVATE REAR GARDEN



## Description

EXECUTIVE DETACHED HOME in DESIRABLE VILLAGE of GILMORTON. GOOD SIZED REAR GARDEN UN-OVERLOOKED creating a private OUTDOOR LIVING SPACE for YOU TO ENJOY. 3 car tandem DRIVEWAY + EV POINT + LARGE SINGLE GARAGE with power, lighting and EAVES STORAGE. Inside, you will find UNDERFLOOR HEATING TO THE GROUND FLOOR, a SPACIOUS ENTRANCE HALL with a wrap around staircase and GALLERIED LANDING to the first floor. There is a GROUND FLOOR WC. To the right of the hall is the FRONT TO BACK BREAKFAST KITCHEN/SNUG. In here you'll find an integrated dishwasher, induction hob and double oven/grill. The utility room has SPACE FOR 2 APPLIANCES as well as an additional sink. Across to the other side of the Entrance Hall is the FRONT TO BACK LOUNGE/DINING space, that has a HIGH VAULTED CEILING giving this FABULOUS SPACE lots of NATURAL LIGHT with SIDE ACCESS TO THE PATIO VIA DOUBLE DOORS and FULL HEIGHT PANELLED WINDOWS TO THE REAR. PERFECT for HOSTING PARTIES with FAMILY and FRIENDS. Upstairs you'll find your 4 GOOD BEDROOMS, EN-SUITE TO PRINCIPAL and LARGE FAMILY BATHROOM WITH SEPARATE BATH AND SHOWER CUBICLE. The property has been FINISHED AND MAINTAINED to an EXTREMELY HIGH STANDARD making the property a MUST SEE.

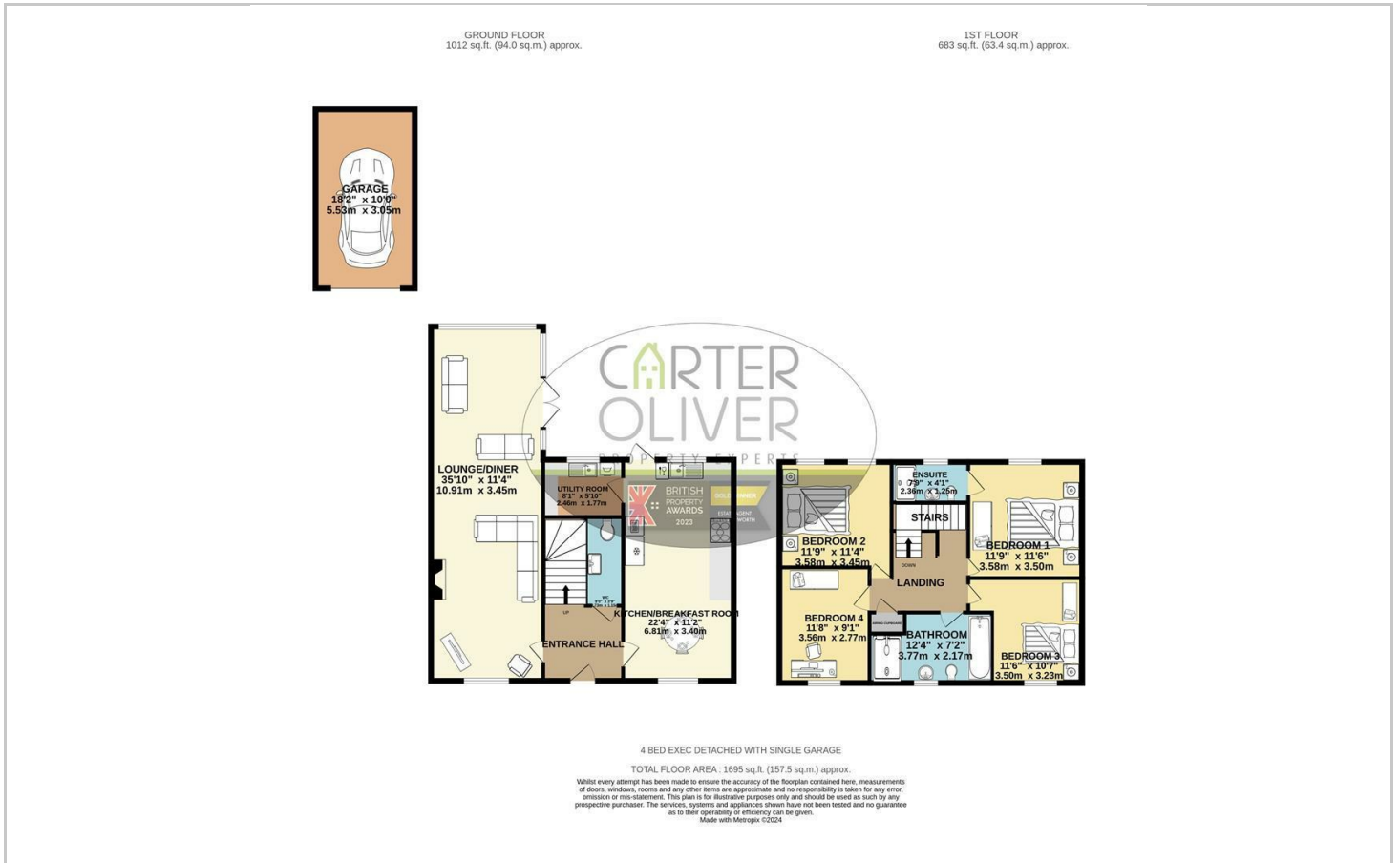
- LARGE EXECUTIVE DETACHED HOME VILLAGE LOCATION
- PRINCIPAL ENSUITE + 4 PIECE FAMILY BATHROOM
- LOUNGE/ DINER WITH VAULTED CEILING
- GREAT TRANSPORT LINKS TO RAIL & ROAD NETWORK
- FREEHOLD / ESTATE CHARGE £477.30 PA
- 4 GOOD SIZED BEDROOMS
- LARGE BREAKFAST KITCHEN/SNUG + SEPARATE UTILITY
- LARGE DETACHED GARAGE+ 3 CAR TANDEM DRIVEWAY + EV POINT
- GREAT LOCAL AMENITIES IN WALKING DISTANCE
- COUNCIL TAX BAND - F / EPC - B



# LARGE FAMILY DINING KITCHEN WITH UTILITY + LARGE LOUNGE/FAMILY ROOM



## Floor Plan



## Area Map



## Viewing

Please contact our LUTTERWORTH Office on 01455 248033 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

