



25 Hilly Hollow

Gilmorton, Lutterworth, LE17 5SN

REDUCED - Guide price £490,000



BREAKFAST KITCHEN WITH UTILITY



Description

**** WOW** PRICE ADJUSTMENT** - EXECUTIVE DETACHED HOME** in DESIREABLE VILLAGE of GILMORTON. Current owner installed SOLAR PANELS in 2021 for CHEAPER ELECTRICITY and, an EV charging point for your CONVENIENCE. The GOOD SIZED REAR GARDEN benefits from being UNOVERLOOKED FROM THE REAR creating a private OUTDOOR LIVING SPACE for YOU TO ENJOY. You have a long tandem DRIVEWAY for 3 cars to the left of the property along with LARGE SINGLE GARAGE with power, lighting and EAVES STORAGE. Positioned with NO HOUSES to the FRONT of you makes THIS PLOT STAND OUT from the rest of the road. Inside, you will find a SPACIOUS ENTRANCE HALL with a wrap around staircase and GALLERIED LANDING to the first floor. There is a GROUND FLOOR WC. To the left of the hall is the FRONT TO BACK BREAKFAST KITCHEN/SNUG. The EXTENDED BREAKFAST BAR was an ADDITION FROM NEW, along with 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 PANNELLED 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 SEPETAE BATH AND SHOWER CUBICLE. The property has been FINISHED AND MAINTAINED to an EXTREMELY HIGH STANDARD making the property a MUST SEE. For more information please give us a call to discuss.

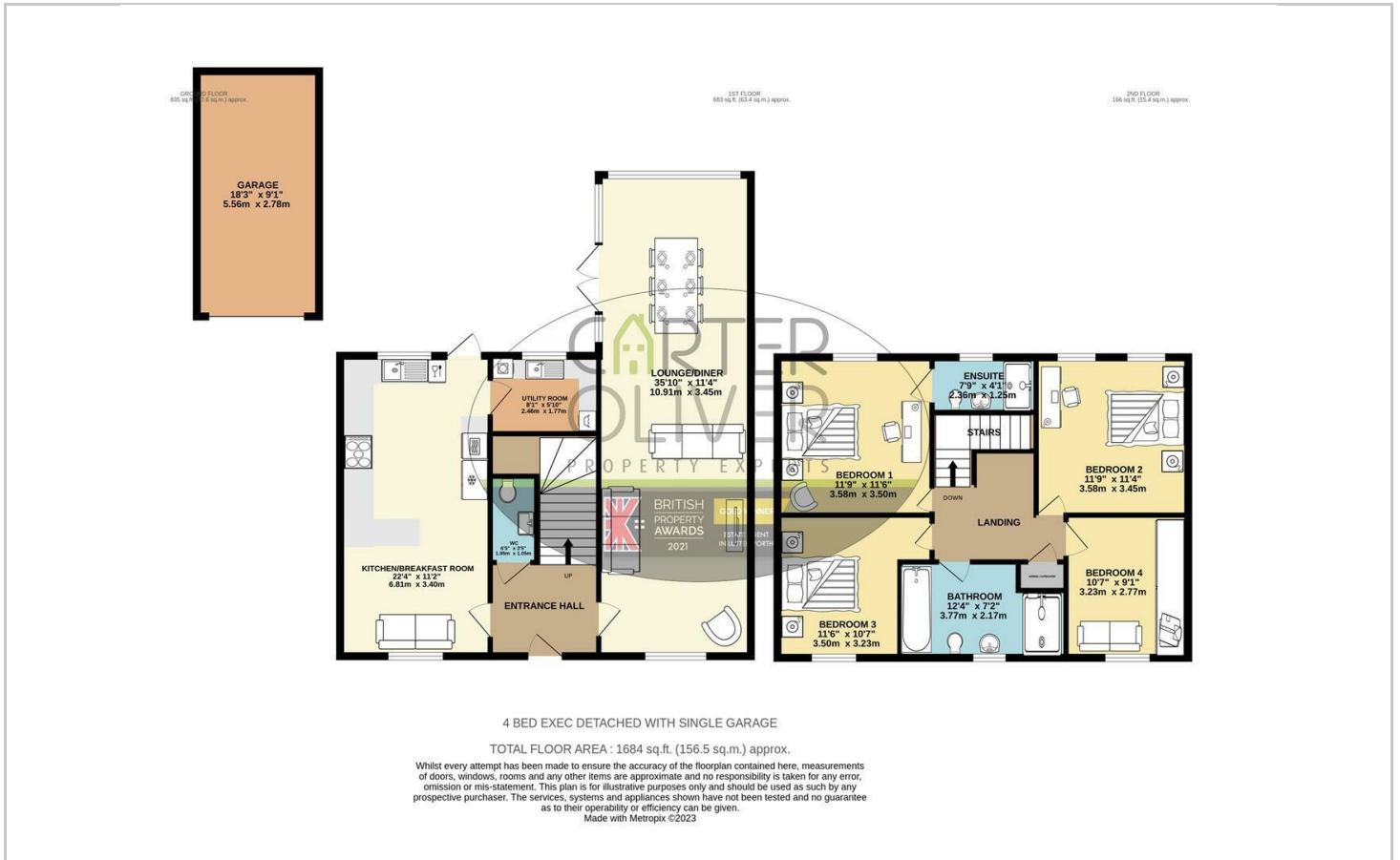
- EXECUTIVE DETACHED HOME
- ENSUITE + 4 PIECE FAMILY BATHROOM
- LOUNGE/ DINER WITH VAULTED CEILING
- GREAT TRANSPORT LINKS
- EPC B / FREEHOLD
- 4 BEDROOMS
- LARGE BREAKFAST KITCHEN + UTILITY
- SOLAR PANELS + EV CHARGING POINT
- GREAT LOCAL AMENITIES
- COUNCIL TAX BAND - F



LARGE LOUNGE / DINING SPACE WITH VAULTED CEILING AND DOUBLE DOOR ACCESS TO THE OUTDOOR ENTERTAINMENT SPACE



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

