



## 4 Spinney Close

Gilmorton, Lutterworth, LE17 5PR

**Guide price £475,000**

# AMAZING OPEN PLAN FAMILY LIVING SPACE + 2ND RECEPTION/HOME OFFICE



**Description**

WOW. This HOME is a TARDIS for sure. The LARGE FAMILY OPEN PLAN KITCHEN/DINING/SNUG is not what you would expect when you walk through the entrance hall, but it CERTAINLY is a WOW FACTOR ROOM. The current owners have lived here for over 24 years and love the CUL-DE-SAC but now it's time to make a move. The back of the house OPENS UP WITH THE TRI FOLD DOORS onto a DECKED AREA which makes this room superb to host FAMILY and FRIENDS. You also have a WC and UTILITY with access to the side of the house a SEPARATE RECEPTION to the front of the house which is currently being used as a HOME OFFICE, but has been used as an EXTRA Lounge area in the past. UPSTAIRS you will find the PRINCIPAL SUITE which has a lovely JULIET BALCONY overlooking the CHURCH SPIRE, a DRESSING AREA and ENSUITE shower room. The 2nd BEDROOM also has a LARGE ENSUITE SHOWER room which has recently been REFURBISHED, then you have a FURTHER DOUBLE and SINGLE BEDROOM with a FAMILY BATHROOM and separate WC. If you are looking for a SPACIOUS MODERN HOME in a FABULOUS VILLAGE LOCATION with GREAT AMENITIES in WALKING DISTANCE then look no further.

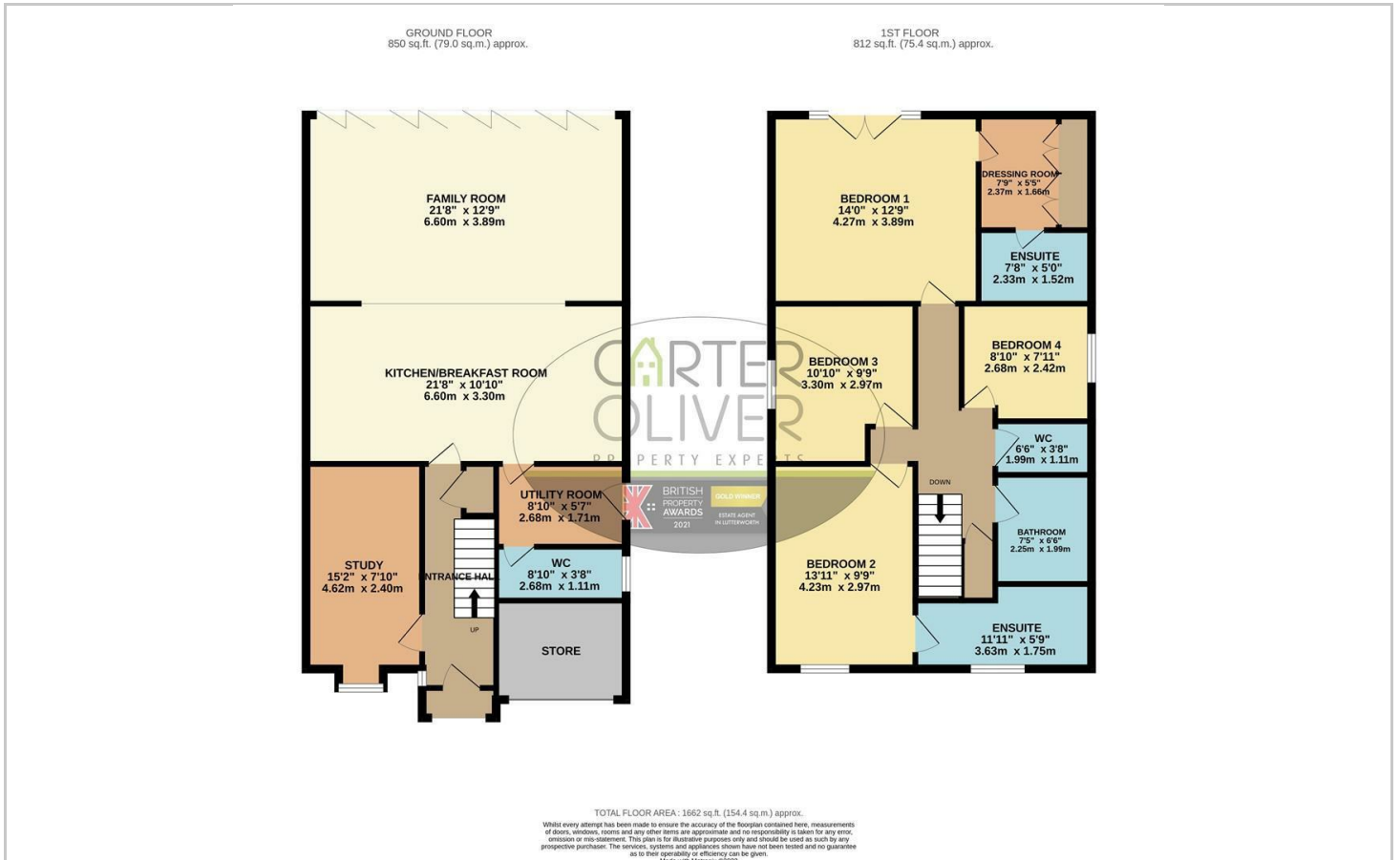
- LARGE EXECUTIVE 4 BEDROOM DETACHED
- LARGE OPEN PLAN LIVING KITCHEN FAMILY ROOM
- HOME OFFICE / 2ND RECEPTION
- 2 PRINCIPAL BEDROOMS WITH ENSUITES
- FREEHOLD - EPC - C
- QUIET CUL-DE-SAC IN VILLAGE OF GILMORTON
- TRIFOLD DOORS LEADING TO LANDSCAPED GARDEN
- UTILITY AND GROUND FLOOR WC
- FAMILY BATHROOM AND SEPARATE WC
- COUNCIL TAX BAND - D



# 2 PRINCIPAL BEDROOMS WITH ENSUITE'S + LOW MAINTENANCE LANDSCAPED REAR GARDEN



## 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

