



4 Spinney Close

Gilmorton, Lutterworth, LE17 5PR

**Guide price £465,000**



# THE WOW FACTOR KITCHEN YOU'VE ALWAYS DREAMED OF



## Description

Welcome to this stunning detached house located in the very popular village of Gilmorton, Lutterworth. This modern property boasts 2 reception rooms, 4 bedrooms, and 3 bathrooms, providing ample space for comfortable living. With a generous 1,657 sq ft of living space, this home offers a perfect blend of style and functionality. The property features parking for 2 vehicles, ensuring convenience for you and your guests. Situated in the heart of Gilmorton, you'll have easy access to a range of amenities including charming pubs, a village store, Morton's Bistro for delightful dining, a village hall for community events, tennis courts for sports enthusiasts, a children's play area, and even a cricket club for those who enjoy the sport. The location of this property is truly ideal, with Lutterworth just a stone's throw away and Rugby Train Station a mere 20-minute drive, making commuting or exploring the surrounding areas a breeze. Don't miss out on the opportunity to own this beautiful home in a vibrant village setting with all the necessary amenities at your doorstep. Contact us today to arrange a viewing and make this property your own!

- 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



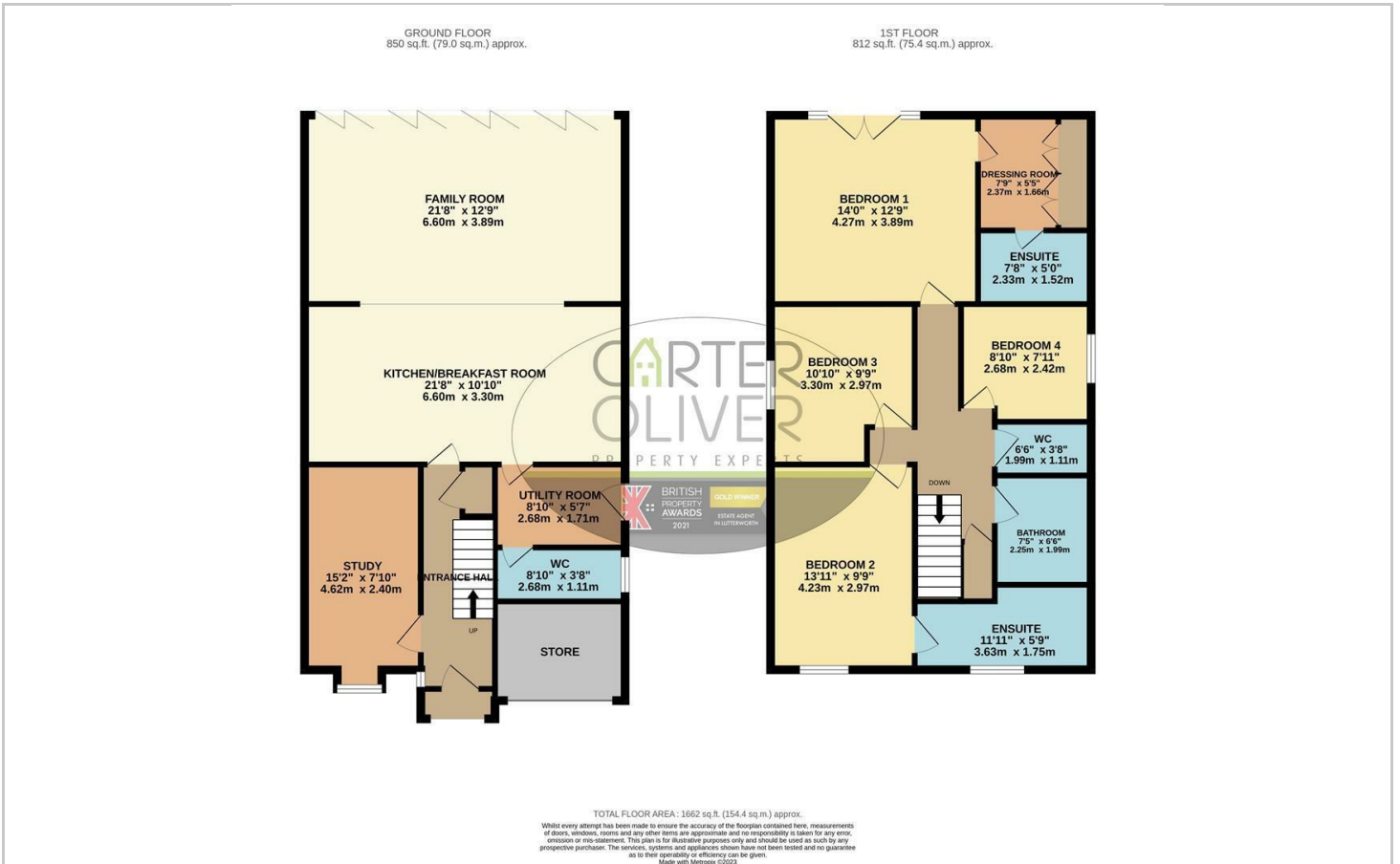


## 2 PRINCIPAL PROPERTIES WITH ENSUITE SHOWER ROOMS





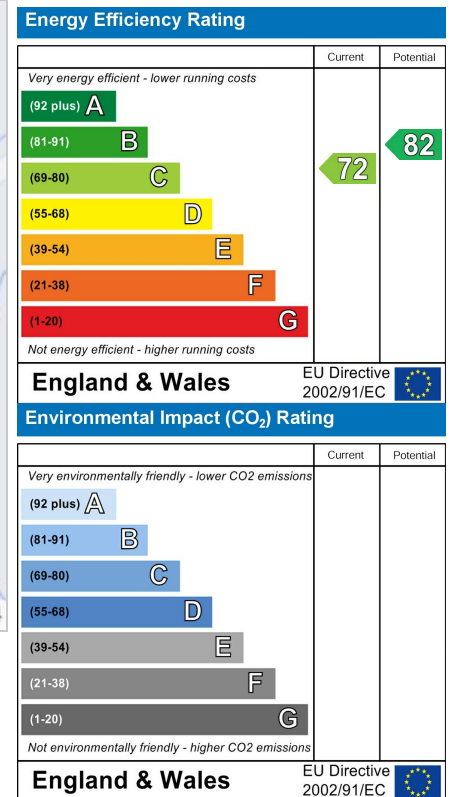
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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