



12 Burdett Close

Gilmorton, Lutterworth, LE17 5NU

**Guide price £280,000**



# Lounge/Diner with great Breakfast Kitchen and Utility Room



## Description

Nestled in the charming village of Gilmorton, Burdett Close is a delightful end-terrace house that is perfect for first-time buyers, investors, families or those seeking a peaceful retreat. This well-proportioned property boasts 3 good bedrooms and a large reception room, providing ample space for relaxation and entertaining. The property features a recently refurbished bathroom with a double-ended bath and separate shower cubicle built in, ensuring convenience for everyone.

With planning permission being approved for a rear 2 story extension this property can grow with your family.

One of the standout features is the off-road parking with EV point, a rare find in such a desirable location. Gilmorton is known for its vibrant community spirit and boasts a range of excellent amenities. You can enjoy a primary school in walking distance, a charming church, Mortons Bistro for delightful dining, as well as a newsagents, post office, and village shop with 3 pubs catering for everyone. The cricket club and tennis courts are close, so no excuse to keep fit or get to know everyone. You have lovely walks, allowing you to escape the hustle and bustle of busy roads and immerse yourself in countryside. This property is not just a house; it is a gateway to a fulfilling lifestyle in a welcoming village.

- 3 BEDROOM END TERRACE
- LARGE LOUNGE/DINING ROOM
- SPACIOUS BREAKFAST KITCHEN + GREAT UTILITY
- WELL LAID OUT REAR GARDEN
- SINGLE GARAGE - NO ESTATE CHARGES
- VILLAGE OF GILMORTON
- PLANNING FOR REAR 2 STORIE EXTENSION APPROVED
- REFURBISHED 4 PIECE BATHROOM
- PARKING FOR 2 OFF ROAD WITH EV POINT
- FREEHOLD / EPC C COUNCIL TAX BAND-C



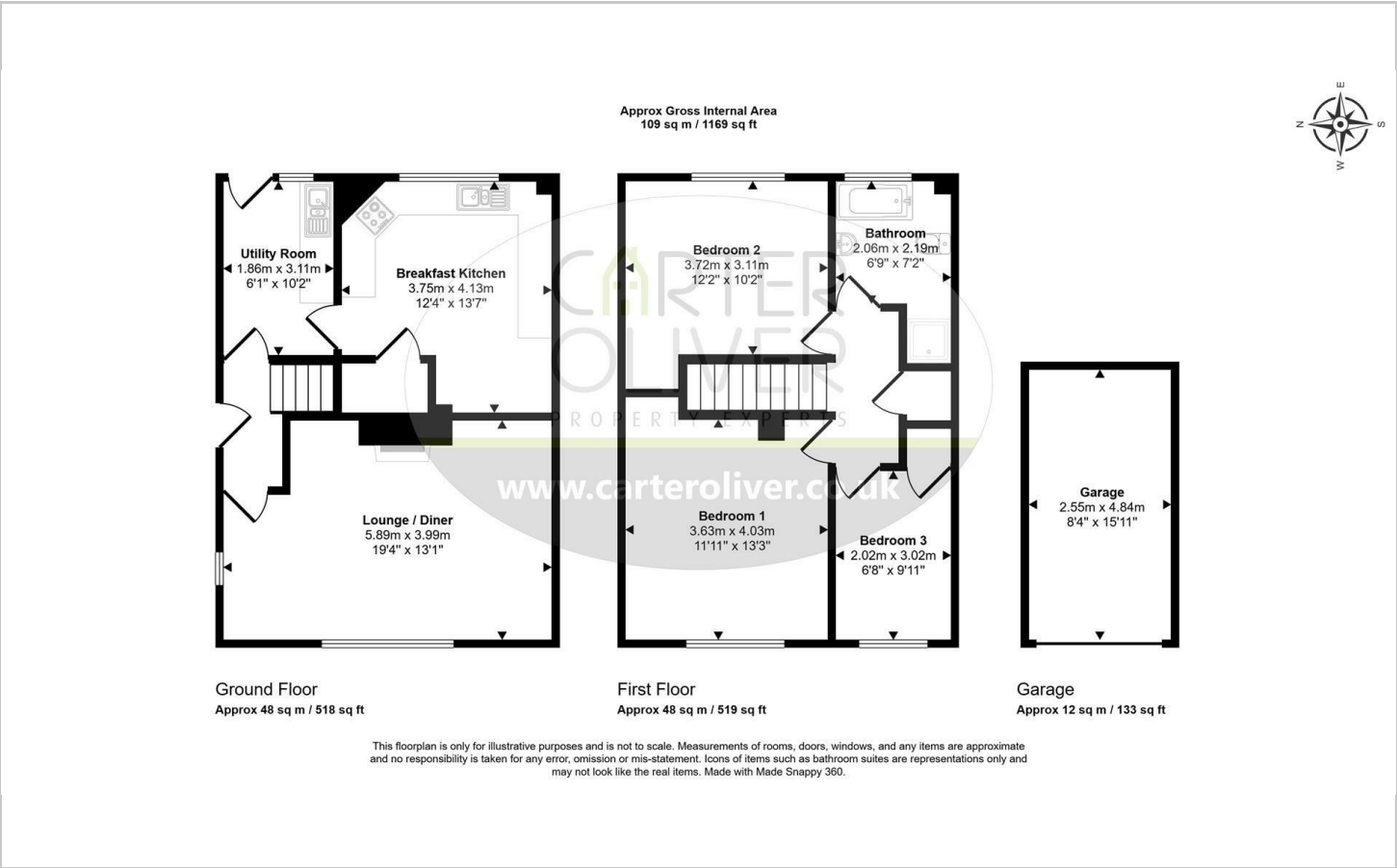


### 3 GOOD BEDROOMS AND A REFURBISHED 4 PIECE BATHROOM





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

