

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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Room Sizes

Porch

Hallway

Living Room

25'45" x 11'

Garden Room

14'3" x 8'25"

Dining Kitchen

21'54" x 12'56" max

Utility

24'59" x 8'1" max

Downstairs WC

7'95" x 2'58"

First Floor Landing

Bedroom One

12'04" x 10'82"

En Suite Shower Room

7'45" x 6'47"

Bedroom Two

13'03" x 10'88"

En Suite Shower Room

6'85" x 6'42"

Bedroom Three

17'92" x 8'76"

Family Shower room

8'14" x 6'91"

Second Floor Landing

Bedroom Four

12'58" x 11'87"

Bedroom Five

11'59" x 8'74"

Garage

15'3" x 8'84"



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

Call us on 0116 2772277 for free advice.

OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Church Drive, Gilmorton, Lutterworth LE17 5LR

Offers Over £595,000

The Story Begins

- Exclusive Three Storey Detached Family Home
- Offered For Sale With No Upward Chain
- Sought After Location & One Way Street
- Porch, Entrance Hall, Utility & Downstairs WC
- Spacious Living Room & Garden Room With Beautiful Views
- Modern Dining Kitchen
- Five Double Bedrooms, Two En Suites & Family Shower Room
- Off Road Parking & Single Garage With Electric Door
- Pretty & Well Maintained Rear Garden
- EPC Rating - TBC, Council Tax Band - D & Freehold

Location Is Everything

Gilmorton is a delightful Village approximately three miles north east of Lutterworth. A well serviced village with amenities including the regarded Gilmorton Chandler Primary School, several Public Houses / Restaurants, a Village Store, Post Office and The All Saints Church. There is also a sports pavilion, Park, Tennis Courts and an outdoor Gymnasium. Ideally situated for Junctions 20 and 21 of the M1 and the rail service from Rugby can take you to London Euston in just under fifty minutes.



Inside Story

West Haven has been lovingly cared for by its current owner but is awaiting a new family to enter the next phase of its life. Offered for sale with no upward chain an internal viewing is highly recommended Your journey begins in the porch and into the entrance hall with doors leading to your down stairs living and staircase rising to the first floor. The living room has a bay window allowing natural light to flood through and a feature fireplace at the center of the room. Double door open up into the garden room both bright and spacious with windows and French doors giving views over the garden. The dining kitchen has plenty of space for a dining table and chairs being the perfect place to enjoy family meals and entertaining. The kitchen itself is fitted with a range of shaker style wall and base units, there is a work surface, sink drainer with a window overlooking the garden, integrated oven, extractor hood and fridge freezer. There is also plumbing for a dishwasher and a further window overlooking the front. The utility room provides extra storage, has a sink drainer, plumbing for a washing machine and courteous doors to the driveway and another to the rear. The essential downstairs cloakroom has a wash hand basin and a low level wc. Travelling upstairs you will find three double bedrooms with the main bedroom and second bedroom both benefits from an en-suite shower room. The family bathroom consists of a three piece suite a low level WC, wash hand basin and a bath with an over head shower. To the second floor you will find a further two double bedrooms. Externally this home has an integral garage to the front with the rear garden being a gardeners dream. Enclosed and non overlooked there is a real sense of privacy, the garden is beautifully stocked with mature plants, shrubs and trees. A truly delightful home that you will be proud to call your own.

