



Lutterworth Road, Lutterworth, LE17 5NZ



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
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Property Description

Chestnut House is located in the heart of the highly desirable village of Gilmorton. The detached two storey property of red brick construction with the original part of the house is thought to date from 1879 with a further extension added in 1973. The property is a sizeable property (approximately 212sqm or thereabouts) with driveway access leading to a single garage and outbuilding to the side. Although the property has been well kept and benefits from having uPVC windows it would benefit from some modernisation.

The accommodation comprises ground Floor: Entrance hall, kitchen, small pantry off the kitchen, WC, utility room with access to the cellar, dining room with stair case rising to the first floor and sitting room with French doors onto the rear gardens.

First Floor: Landing area with master bedroom with en-suite, four further bedrooms and family bathroom.

Outside: Chestnut House sits in a plot extending to 0.28 acres or thereabouts. To the north of the property is a large, walled driveway with space for several cars and access to a single, detached garage. The garage is of red brick construction under a pitched, tiled roof.

To the rear of the garage is a further brick built outbuilding and offers the potential attractive redevelopment opportunity (subject to obtaining the necessary planning consents). The garden sits to the rear of the property and is predominantly laid to lawn.

The garden is walled along the northern boundary, with the other boundaries being enclosed with timber fencing. To the west of the garden is a further additional lawned area which is partially walled and partially fenced and is laid out as a long, thin strip of land. To the immediate rear of the house is a patio area with a gate leading through to the driveway.





Key Features

- Detached Four Bedroom Home
- 0.28 Acres
- Off Road Parking for several vehicles and Detached Garage
- Master Bedroom with Ensuite
- Mature Rear Garden
- No Onward Chain
- UPVC Double Glazing
- EPC - E

£675,000

ACCOMODATION IN DETAIL

GROUND FLOOR

ENTRANCE PORCH

Via UPVC door, quarry tiled flooring.

ENTRANCE HALL

With quarry tiled flooring.

CLOAKS / W.C

Comprising low flush w.c , wall mounted sink with tiled surround and tiled flooring.

UTILITY ROOM

13'7" x 6'3" (4.15 x 1.93)

Wall mounted gas fired central heating boiler, worksurface, plumbing for washing machine, stainless steel sink and drainer unit. Doorway to;

CELLAR

14'8" x 11'5" (4.48 x 3.50)

KITCHEN

12'11" x 12'2" (3.95 x 3.71)

UPVC double glazed bay window to the side elevation, base and wall mounted cupboards, one and a half bowl sink and drainer unit with mixer tap over, four ring gas hob, extractor fan over, space for dishwasher. Doorway to:

CONSERVATORY

11'9" x 12'5" (3.59 x 3.81)

UPVC conservatory overlooking the rear gardens, electric wall heater and doors leading out.

SNUG

11'6" x 12'7" (3.53 x 3.86)

UPVC double glazed window to the front elevation and radiator.

DINING ROOM

18'1" x 12'11" (5.52 x 3.95)

Two UPVC double glazed windows to the front elevation, radiator and staircase rising to the first floor.

SITTING ROOM

24'2" x 14'9" (7.37 x 4.52)

Sliding UPVC double glazed patio door leading onto the rear gardens, three radiators, fireplace with wooden mantel and surround. UPVC double glazed window to the rear elevation.

FIRST FLOOR

LANDING

Storage cupboard with tank and shelving.

BEDROOM 1

15'3" x 13'4" (4.67 x 4.08)

UPVC double glazed window to the side elevation, radiator and mirror fronted wardrobe. Doorway leading to:

EN-SUITE

Comprising low flush w.c, vanity sink unit, shower with electric shower and UPVC double glazed window.

BEDROOM 2

14'11" x 11'0" (4.56 x 3.37)

UPVC double glazed window to the rear elevation and radiator, built in wardrobe.

BEDROOM 3

10'5" x 11'10" (3.19 x 3.62)

UPVC double glazed window to the front elevation, radiator and wardrobe.

BEDROOM 4

12'9" x 11'10" (3.89 x 3.61)

UPVC double glazed window to the front elevation and radiator.





FAMILY BATHROOM

Comprising bath with tiled surround, low flush w.c, vanity sink unit, tiled flooring and two UPVC double glazed windows to the rear elevation.

BEDROOM 5

11'10" x 9'5" (3.61 x 2.89)

UPVC double glazed window to the front elevation and radiator.

OUTSIDE

GARAGE

18'7" x 20'0" (5.67 x 6.11)

LARGE STORE ROOM

24'6" x 13'9" (7.48 x 4.21)

ANTI MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

APPRAISALS & SURVEYS

If you have a house to sell then we offer a Free Valuation, without obligation. Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on .

ENERGY PERFORMANCE RATING - E

COUNCIL TAX BAND - F

Stamp Duty From 23rd September 2022 Normal Rate -

Up to £250,000 - 0%

£250,001 to £925,000 - 5%

£925,001 to £1.5 million – 10%

Over £1.5 million – 12%

First Time Buyers

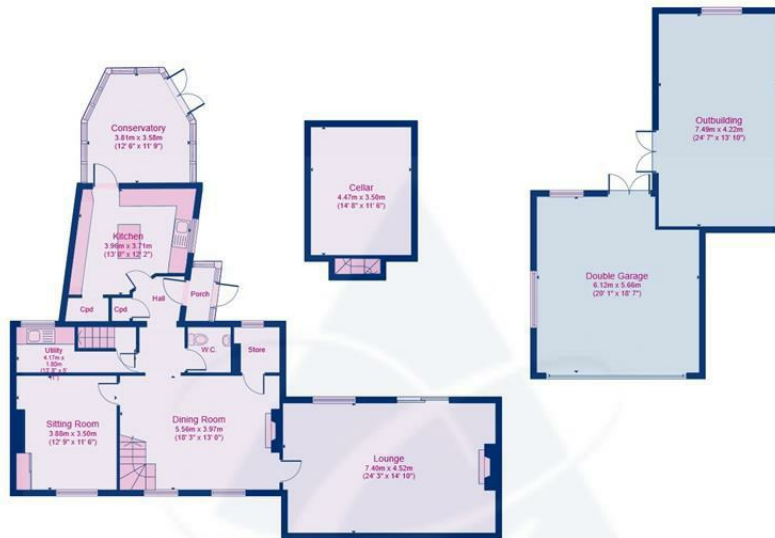
UP to £425,000 – 0%

£425,001 to £625,000 – 5%

Homes above £625,000 - Normal rates apply

You usually pay 3% on top of these rates if you own another residential property. It is recommended buyers check Stamp Duty rates for their particular situation on the government website:





Ground Floor, Outbuildings and Cellar



First Floor

Floor plans are for identification purposes only. All measurements are approximate.
Created using Vision Publisher™



EPC Rating - E

Tenure - Freehold

Council Tax Band - F

Local Authority
Harborough District Council

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Leicester (AG) office on 0116 242 9922



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