



**Connells**

Gilmorton Road  
Lutterworth



## Property Description

**\*\*\*FOUR BEDROOM END OF TERRACE HOME WITH NO ONWARD CHAIN\*\*\***

Connells are delighted to offer this deceptively spacious, four bedroom end of terrace property with no onward chain, situated on Gilmorton Road in the popular town of Lutterworth, Leicestershire. This Edwardian Character property sits across three floors and in brief comprises of; entrance hall, lounge, dining room, breakfast kitchen, utility space and WC, four good size bedrooms and shower room. Externally, there is a garden to the side and rear, along with a detached garage, driveway and further off road parking.

Lutterworth is a small town in the Harborough district of Leicestershire and has good access to local shops and amenities including a doctors surgery, shops, pubs and post office. There is also a butchers, a garden centre with cafe, an 18 hole golf course and churches. It is also within easy reach of the M1/M69 and M6 motorway networks as well Rugby Station giving quick access to both London and Birmingham. The village sits within the catchment areas of many renowned schools and is also the location of the White Swan Public House and Restaurant that is owned by a Micheli-trained chef. Rugby Town Centre is also just a short 20 minute drive away offering a great selection of High Street & independent shops as well as a wide range of restaurants, bars, coffee shops and the popular Elliott's Field Retail Park.

Call us today on 01788 579880 to arrange your exclusive viewing on this must see home!

## Agents Notes

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly

## Entrance Hall

Featuring the original tiled flooring, understair storage cupboard, stairs rising to first floor landing and window to side.

## Lounge

14' 7" x 10' 11" ( 4.45m x 3.33m )

Large bay window to front, storage cupboard and radiator.

## Dining Room

14' 4" x 11' 2" ( 4.37m x 3.40m )

Feature brick fireplace, radiator, door to side and window to rear.

## Kitchen

15' 7" Maximum x 8' 1" Maximum ( 4.75m Maximum x 2.46m Maximum )

Featuring a range of wall and mount base units and complimenting work surfaces. Integrated appliances are to include a double cooker with ceramic hob and extractor hood, and a sink. There is also space for a fridge freezer and dish washer. Two windows to side.

## Utility Room

11' 8" Maximum x 8' 10" Maximum ( 3.56m Maximum x 2.69m Maximum )

Utility/lobby to rear off the kitchen, which features space and plumbing for a washing machine and tumble dryer, and an additional fridge freezer. There is a door to rear.

## Downstairs Wc

Fitted with a low level WC.

## First Floor Landing

Featuring airing cupboard, access doors to first floor bedrooms and bathroom, and stairs rising to second floor.

## Bedroom One

16' 2" x 11' 9" ( 4.93m x 3.58m )

Located on the first floor; space for wardrobe, radiator and window to front.

## Bedroom Two

11' 3" x 12' 11" ( 3.43m x 3.94m )

Located on the first floor; space for wardrobe, radiator and window to rear.

## Bedroom Four

8' 3" x 7' 6" ( 2.51m x 2.29m )

Located on the first floor; space for wardrobe, radiator and window to rear. Great office room.

## Family Bathroom

Featuring walk in shower, wash hand basin, low level WC, towel radiator and window to side.

## Second Floor Landing

Holds under eaves storage and a Velux roof line window. Access to bedroom three.

## Bedroom Three

16' x 14' 8" ( 4.88m x 4.47m )

Located on the second floor; space for wardrobe, original fireplace and window to front.

## Garage

18' x 7' ( 5.49m x 2.13m )

Single detached garage.

## Driveway

Driveway for ample cars and further off road parking.

## Garden

Situated on a spacious corner plot, an enclosed garden which surrounds the rear and side of property. There is a paved patio seating area, outside tap and a garden shed.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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25 Regent Street  
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**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY106474](http://connells.co.uk/Property/RBY106474)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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