



Jasmine Cottage, Main Street, Gillmorton, Lutterworth, LE17 5LT

HOWKINS &
HARRISON

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Guide Price: £225,000

This detached cottage offered for sale with no upward chain, would benefit from cosmetic updating and improvement, is located in the centre of the sought after village of Gilmorton and within easy reach of local amenities, this property is ideal if you are looking for a project to create yourself a lovely home.

Features

- Characterful Cottage
- Lovely village location
- In need of cosmetic updating
- Two bedrooms
- Sitting room with feature fireplace
- Kitchen & utility room
- Family bathroom
- Private side garden
- Location close to amenities
- Energy Rating- F



Location

Gilmorton is a very sought-after Leicestershire village boasting a number of local amenities including a well reputed primary school and a post office/village shop. The village is ideally situated for easy access to the motorway network at Junction 20 or 21 of the M1, making it very attractive to the commuter. Train services are also available from Rugby, which offers a regular high speed service to London Euston in just under 50 minutes, and from Market Harborough to London St. Pancras. The village has a very active community scene with three popular public houses, a local sports pavilion, park, tennis courts and recently installed outside gym.



Ground Floor

Enter this characterful cottage into the sitting room with stairs to the first floor. There is a family bathroom and a good-sized kitchen with handy utility room and door to the side garden. Both kitchen and bathroom would benefit from updating.

First Floor

On the first floor there are two good side bedrooms, with bedroom one benefitting from dual aspect windows.

Outside

At the side of the property there is a mature garden, mainly laid to lawn with a variety of shrubs and trees, all enclosed by panel fencing.

Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. Contact Tel:01455-559203.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

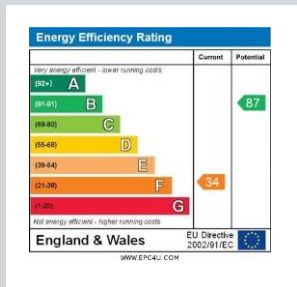
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Local Authority

Harborough District Council Tel:01858-828282.
Council Tax Band – C



Howkins & Harrison

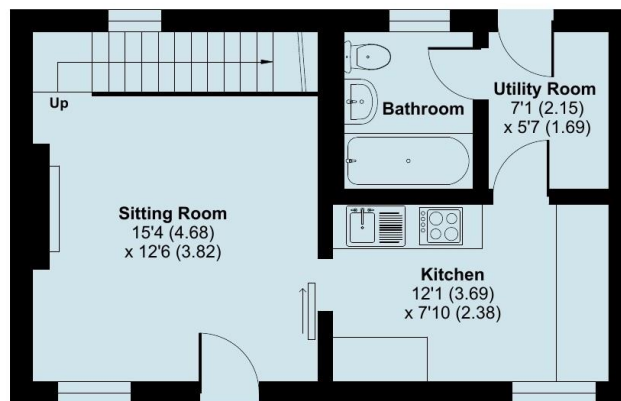
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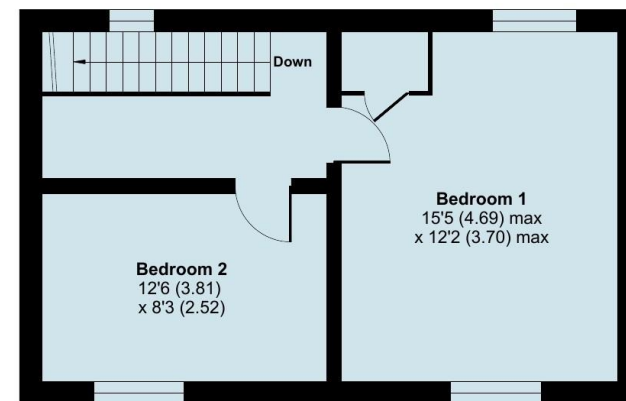
Main Street, Gilmorton, Lutterworth, LE17

Approximate Area = 776 sq ft / 72 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Howkins & Harrison. REF: 1267478

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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