



Oatlands, Church Drive, Gilmorton, Leicestershire, LE17 5PF

HOWKINS &  
HARRISON



Oatlands, Church Drive,  
Gilmorton, Leicestershire, LE17 5PF

Guide Price: £425,000

A three bedroom detached bungalow located in the heart of the sought after village of Gilmorton with conservatory, off road parking for several vehicles and double garage.

### Features

- Principal bedroom with en-suite
- Conservatory
- Spacious sitting/dining room
- Enclosed rear garden
- Block paved drive
- Popular village location
- Double garage
- EPC Rating - D



## 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.

## Agents Note

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



## Accommodation

A UPVC door provides access to a spacious hall with doors leading to two useful storage cupboards and the accommodation. The sitting/dining room is flooded with light from three windows with attractive stained glass panels over with the focal point of the room being a stone feature fireplace with electric fire inset. A serving hatch opens to the kitchen from the dining area. The kitchen/breakfast room is fitted with a variety of wall and base kitchen cabinets and drawers with beech effect work surface over. Integrated appliances include a gas hob with extractor fan over and double electric oven. The principal bedroom overlooks the rear aspect and is fitted with wardrobes with mirrors inset and complimenting drawers. There is coving to the ceiling and a UPVC door which provide access to the conservatory with attractive vinyl flooring and patio doors which provide access to the garden. There are two further bedrooms, one with fitted wardrobes and the other currently being used as a study. The bathroom is fully tiled and is fitted with a panelled bath, pedestal wash hand basin, WC and shelving to the walls.

## Outside

To the front of the property there is a low maintenance pebbled garden which is planted with a variety of mature shrubs and plants. A block paved path leads to a wrought iron gate which provides access to one side of the property. There is a block paved drive to the remaining side boundary which leads to double wrought iron gates and extends down to the double garage providing parking for numerous vehicles. The mature rear garden is split level with the lower level providing a pebbled and patio area ideal for outside dining. Steps lead to the lawn area which is bounded by mature borders planted with a multitude of mature trees, shrubs and flowers including a variety of Acer trees, hydrangea, lilac and flowering currant.



## Viewing

Strictly by prior appointment via the agents Howkins & Harrison.  
Contact Tel: Contact [Tel:01455-559203](tel:01455-559203).

## Fixtures and Fittings

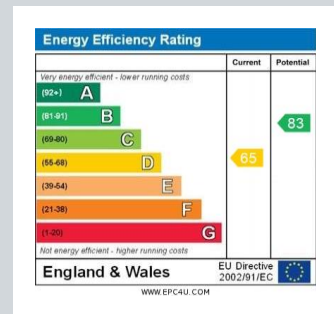
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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.

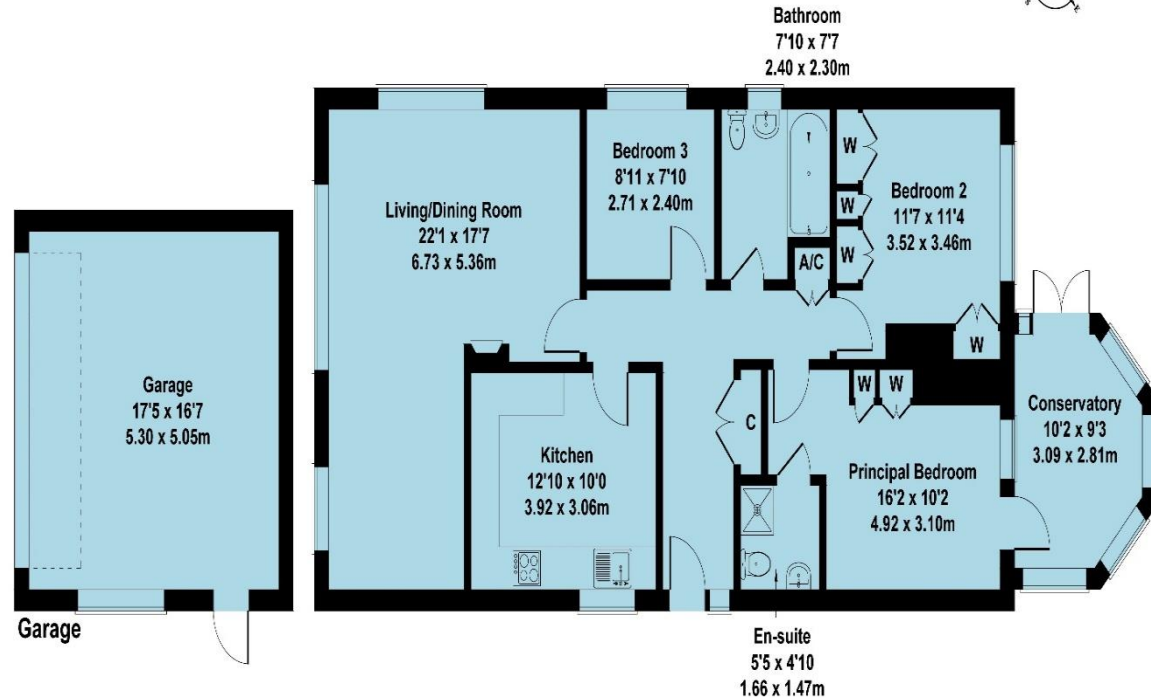
## Local Authority

Harborough District Council Tel:01858-828282.  
Council Tax Band-E



## Oatlands Church Drive Gilmorton LE17 5PF

Approximate Gross Internal Area  
1421 sq ft - 132 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

## Howkins & Harrison

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