



11 Chandler Drive, Gilmorton

Guide Price £625,000





11 Chandler Drive

Gilmorton, Lutterworth

Stunning four-bed, three-bath detached home in Gilmorton with open plan living, modern kitchen, landscaped gardens, double garage, ample parking, home office, and stylish, spacious interiors.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 4 Double Bed Detached Property
- Landscaped private garden with outdoor seating
- Double Width Driveway
- Detached Double Garage
- Open plan kitchen living area
- Estate Charge £225pa
- 2 En-Suites





Kitchen / Diner / Snug

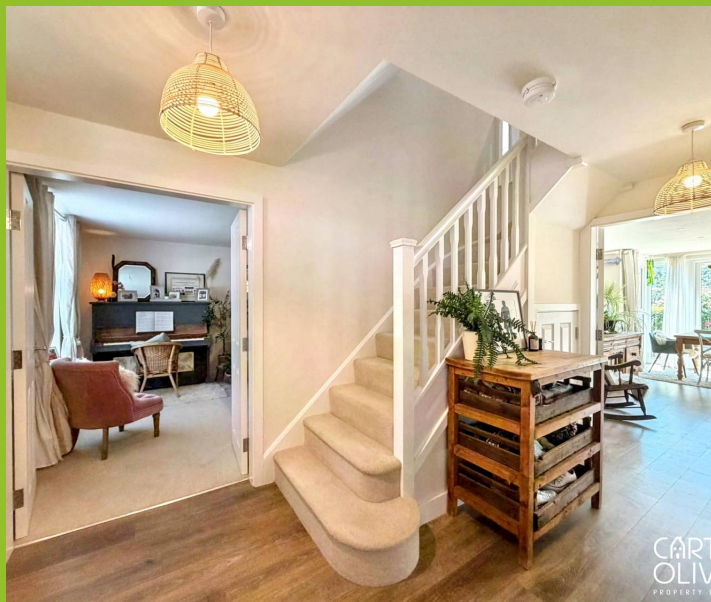
30' 3" x 19' 6" (9.22m x 5.95m)

A superb open-plan kitchen, dining and snug area, thoughtfully designed to create the true heart of the home. The contemporary shaker-style kitchen is fitted with a range of wall and base units, complemented by generous work surfaces and a large central island with breakfast bar seating, ideal for everyday living and entertaining. There is ample space for a family dining table, while the cosy snug provides a welcoming spot to relax. French doors and multiple windows flood the space with natural light and open directly onto the garden, seamlessly blending indoor and outdoor living. Finished with attractive wood-effect flooring and stylish lighting, this impressive space is perfectly suited to modern family life.

Hallway

13' 2" x 7' 5" (4.01m x 2.27m)

A bright and welcoming entrance hall creating an excellent first impression, with a staircase rising to the first floor and attractive wood-effect flooring flowing through into the heart of the home. Finished in neutral tones, the hallway provides access to the principal ground floor rooms, while its generous proportions offer space for freestanding furniture and practical everyday storage. The open aspect through to the impressive kitchen, dining and snug area enhances the sense of space and light, setting the tone for the stylish accommodation beyond.



Study

10' 5" x 5' 9" (3.18m x 1.76m)

A versatile and well-presented study, ideal for those working from home or requiring a quiet space for study. A large window to the front elevation fitted with a stylish blind allows plenty of natural light to fill the room, creating a bright and productive environment. The space is enhanced by bespoke fitted shelving and storage, offering excellent practicality while keeping the room organised. Finished in neutral décor with soft carpeting, this room could also be utilised as a hobby room, nursery or occasional guest room to suit a variety of lifestyles.



Lounge

17' 1" x 11' 4" (5.21m x 3.46m)

A beautifully presented lounge offering a warm and inviting atmosphere, ideal for both relaxing and entertaining. A large window to the front elevation fills the room with natural light, enhancing the bright and airy feel. The generous proportions comfortably accommodate a range of furniture, while the soft neutral décor and plush carpeting create a cosy retreat. Characterful shelving provides an attractive display space, and there is ample room for a piano or additional furniture if desired. A versatile reception room, perfectly suited to modern family living.

Wc

4' 9" x 4' 1" (1.44m x 1.25m)

A stylish and contemporary ground floor cloakroom, fitted with a modern two-piece white suite comprising a low-level WC and pedestal wash hand basin. Finished with attractive half-height tiled wall, wood-effect flooring and bold feature décor, the room offers a practical yet elegant space for guests and everyday family use.

Utility Room

5' 10" x 5' 5" (1.79m x 1.64m)

A practical and well-appointed utility room providing additional workspace and storage to complement the main kitchen. Fitted with matching work surfaces, base and wall units, inset sink and plumbing for laundry appliances, the room is designed to keep everyday household tasks neatly separate from the main living areas. A glazed external door provides convenient access to the drive, while the continuation of the wood-effect flooring creates a seamless finish.





Bedroom 3

10' 0" x 9' 4" (3.05m x 2.84m)

A well-proportioned third bedroom, currently arranged as a comfortable bedroom with a dedicated study area, making it ideal for modern family life. A large window to the rear elevation allows plenty of natural light to fill the room, creating a bright and airy feel. There is ample space for a double bed, bedroom furniture and a desk, making it perfect as a child's bedroom, teenager's room or home office. Finished in neutral tones with soft carpeting, this versatile room can easily adapt to suit a variety of needs.

Bedroom 2

10' 0" x 9' 9" (3.04m x 2.97m)

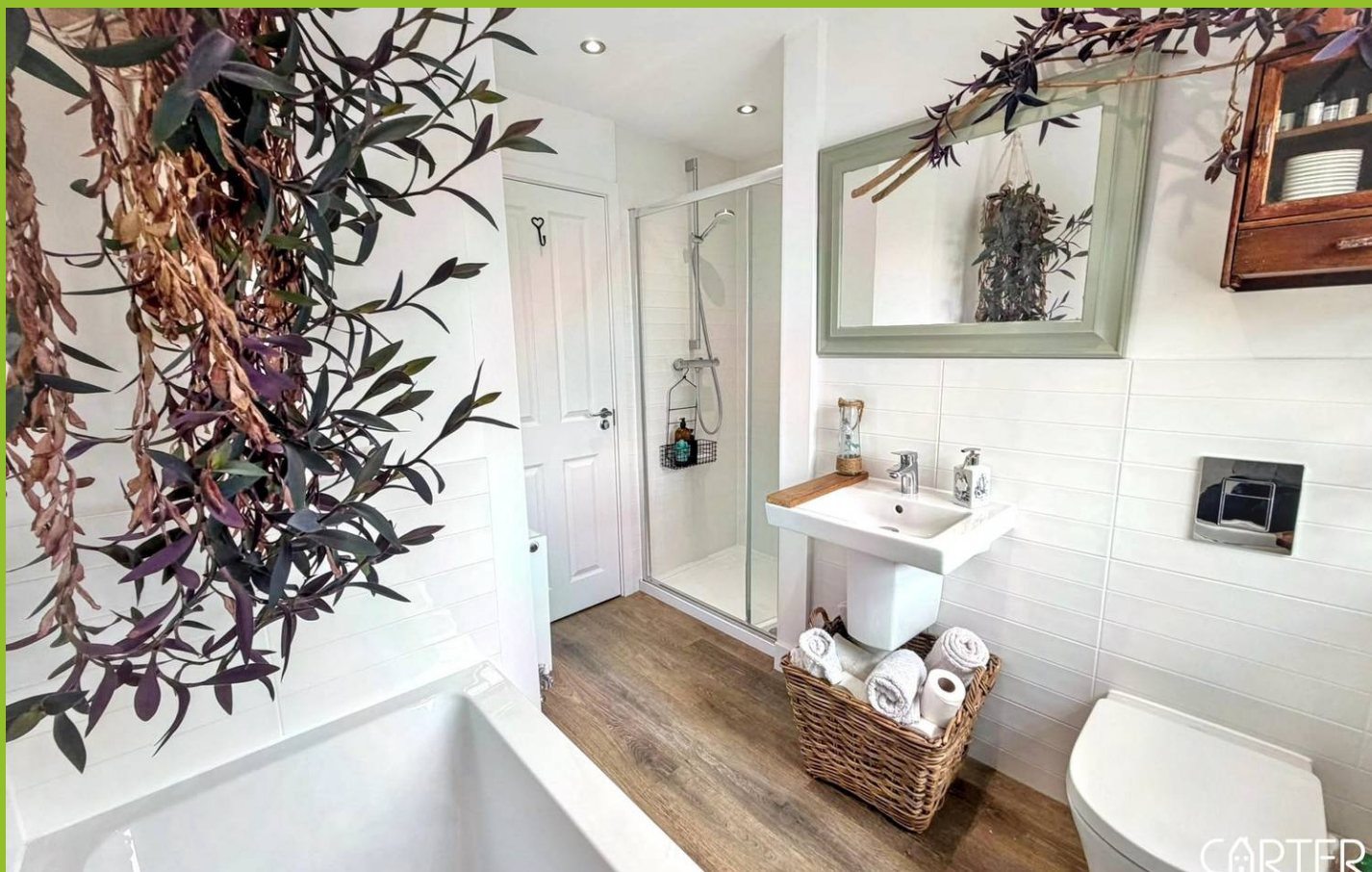
A generous double bedroom enjoying a bright and peaceful outlook from the front elevation. The room offers ample space for a double bed and additional freestanding furniture, with fitted wardrobes providing excellent built-in storage while maintaining a spacious feel. Finished in neutral tones with soft carpeting, this well-presented bedroom creates a calm and comfortable retreat, making it ideal as a guest bedroom, teenager's room.

En-suite

5' 0" x 6' 6" (1.52m x 1.99m)

A contemporary en-suite shower room, stylishly fitted with a modern three-piece suite comprising a walk-in shower with glazed sliding enclosure, low-level WC and wall-mounted wash hand basin. An obscured window provides natural light while maintaining privacy, and the room is finished with attractive tiled walls, wood-effect flooring and contemporary chrome fittings. A well-appointed addition to bedroom 2, offering both comfort and convenience for everyday living.





Bathroom

8' 7" x 6' 6" (2.62m x 1.97m)

A stylish and contemporary family bathroom, beautifully appointed with a modern three-piece suite comprising a panelled bath with shower over and glazed shower screen, wall-mounted wash hand basin and low-level WC. An obscured window allows natural light to brighten the space while maintaining privacy. Finished with attractive tiled walls, wood-effect flooring and recessed ceiling spotlights, the bathroom offers a fresh and relaxing environment, perfectly suited to the needs of a modern family.

Bedroom 4

12' 7" x 8' 7" (3.83m x 2.61m)

A well-proportioned fourth bedroom offering excellent versatility, currently arranged as a bedroom with a dedicated workspace. A large window to the front elevation fills the room with natural light, creating a bright and welcoming atmosphere. There is ample space for a double bed alongside bedroom furniture and a desk, making it ideal as a child's bedroom, nursery, home office or hobby room. Finished in neutral tones with soft carpeting, this flexible room is perfectly suited to the changing needs of modern family life.





Bedroom 1

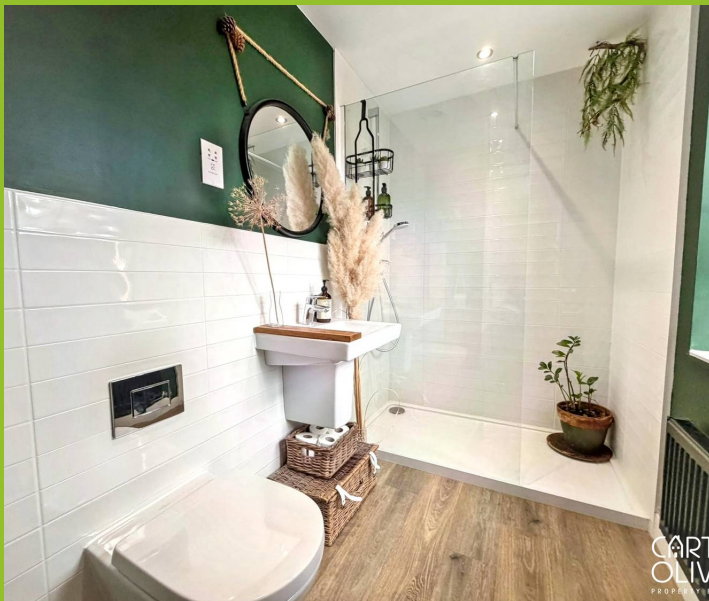
12' 4" x 11' 8" (3.76m x 3.55m)

A superb principal bedroom, beautifully presented and generously proportioned to create a peaceful retreat. A large window to the front elevation allows an abundance of natural light to fill the room, enhancing the bright and airy feel. The spacious layout comfortably accommodates a king-size bed alongside a range of freestanding bedroom furniture, while the neutral décor and soft carpeting provide a calm and inviting atmosphere. Complete with the added luxury of a private walk in wardrobe, this elegant bedroom offers the perfect blend of comfort, style and practicality.

En-suite

7' 9" x 4' 9" (2.37m x 1.46m)

A luxurious and contemporary en-suite shower room, finished to a high standard with a modern three-piece suite comprising a spacious walk-in shower with glazed screen, wall-mounted wash hand basin and low-level WC. An obscured window provides natural light while maintaining privacy, and the room is enhanced by stylish half-height tiling, wood-effect flooring and contemporary fittings. Beautifully presented and thoughtfully designed, this elegant en-suite provides a stylish and practical addition to the principal bedroom.



GARDEN

A beautifully landscaped and private rear garden, thoughtfully designed to create a series of inviting outdoor spaces for both relaxation and entertaining. A generous patio seating area adjoins the property, with further gravelled terraces and a covered lounge area providing the perfect setting for al fresco dining or enjoying the sunshine throughout the day. The central lawn is bordered by mature planting, colourful flower beds and established shrubs, creating a peaceful and picturesque backdrop. Fully enclosed by timber fencing, this delightful garden offers an excellent degree of privacy and is perfectly suited to modern family living and outdoor entertaining.

DOUBLE GARAGE

2 Parking Spaces

Dimensions: 17' 2" x 16' 5" (5.22m x 5.01m)

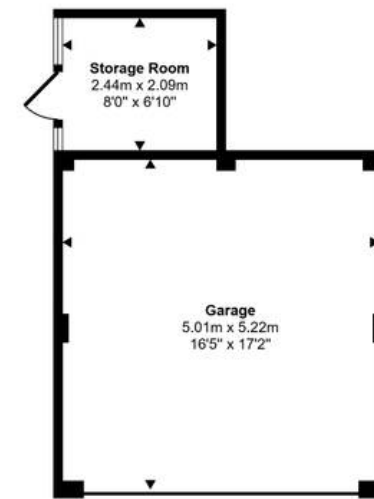
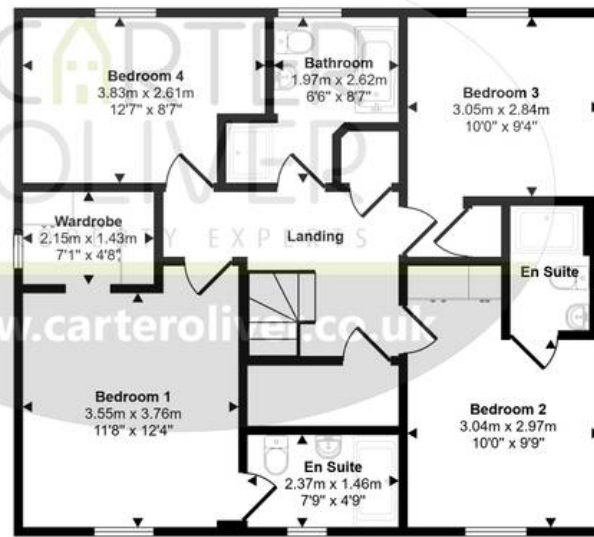
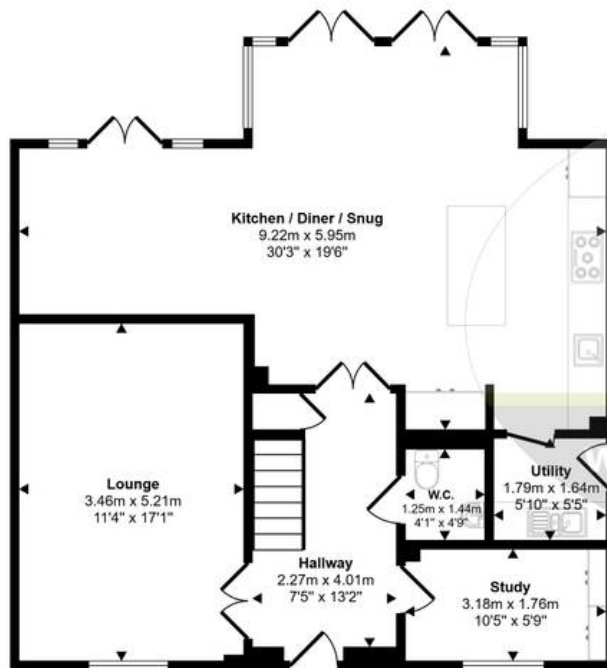
DRIVEWAY

4 Parking Spaces

A private double-width driveway provides off-road parking for multiple vehicles and leads to a detached double garage, offering excellent storage or secure parking. Positioned to the side of the property, the driveway provides convenient access to the rear garden via a secure gated entrance. Framed by attractive planting and set within a well-maintained frontage, this practical outdoor space complements the property's smart kerb appeal while catering perfectly to the needs of modern family living.



Approx Gross Internal Area
187 sq m / 2016 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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