



**20 Chandler Drive, Gilmorton**  
**£540,000**

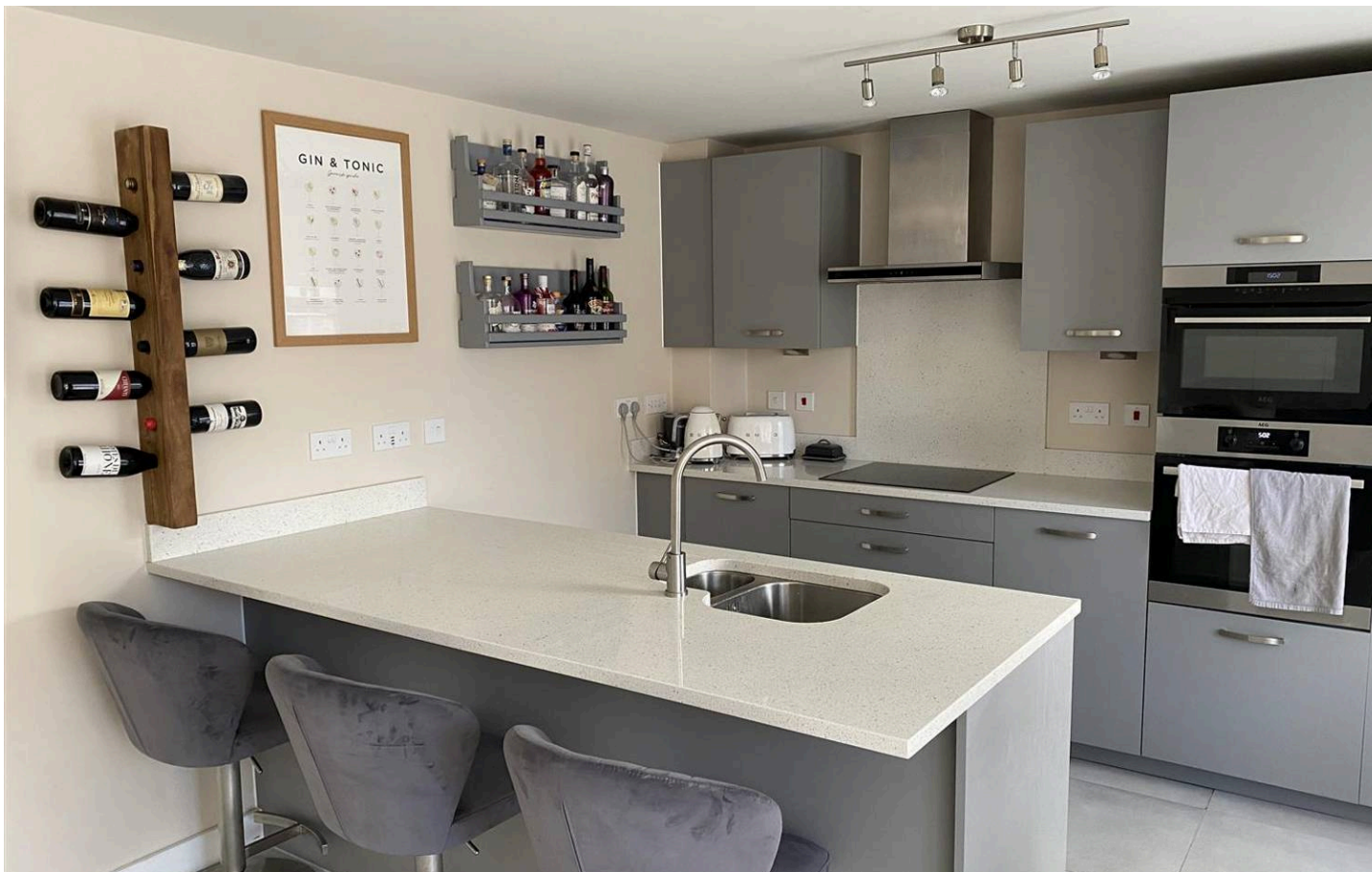
  
**ANDREW  
GRANGER & CO**  


Part of

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS





## 20 Chandler Drive

Gilmorton, Lutterworth

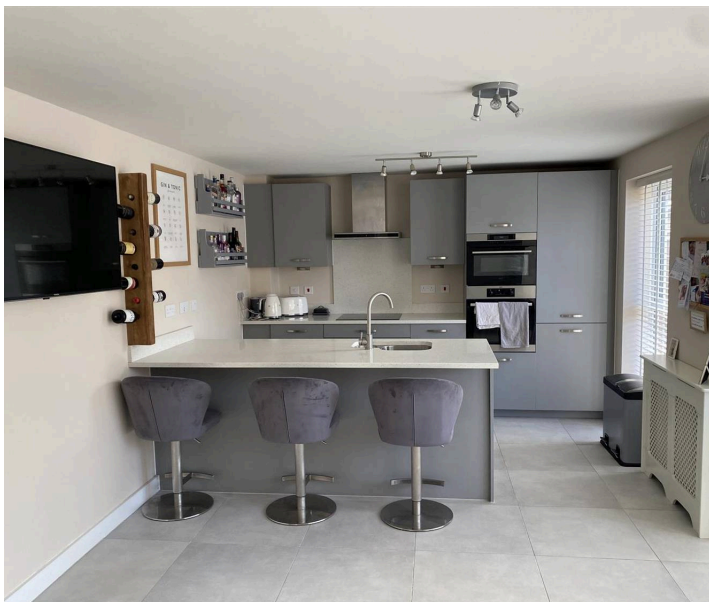
Council Tax band: E

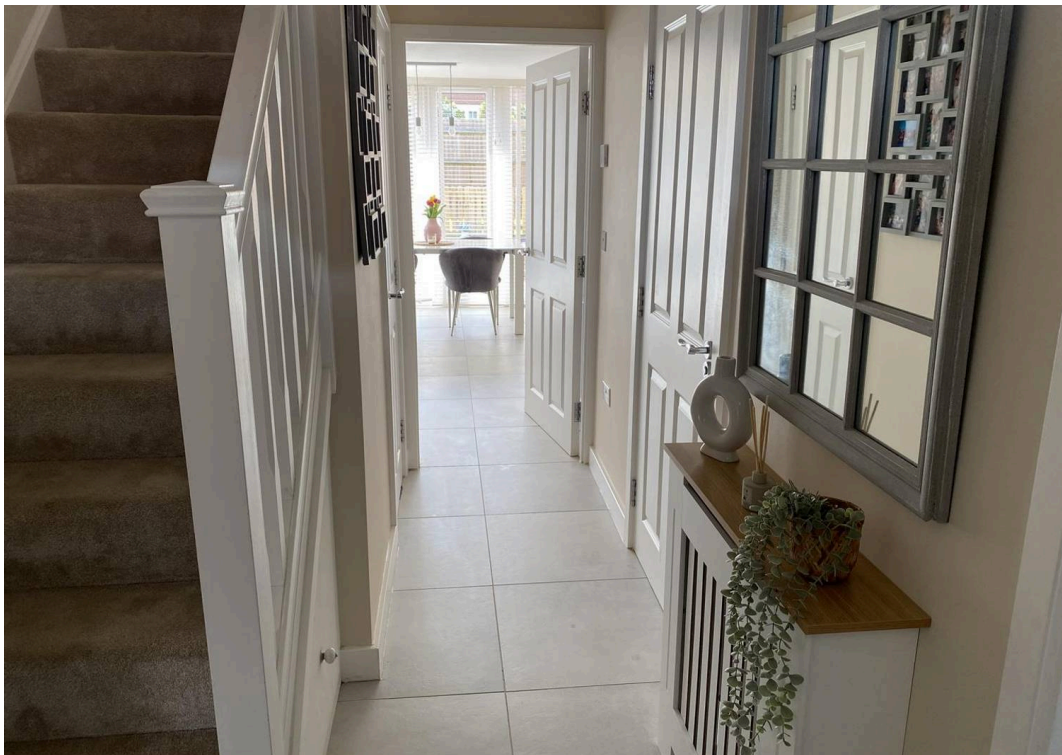
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 4 Bedroom Davidsons family home in the popular village of Gilmorton
- Large kitchen / dining / family room with separate utility room
- 3 Double bedrooms, principal with en-suite, 1 further single bedroom
- Study
- Wine chiller and appliances all included
- Family bathroom
- Single garage plus driveway for a further 2 vehicles
- Multi level landscaped rear garden
- Gas central heating
- Garage roof-space has been boarded for storage and has ladder access





This impressive four bedroom detached, Davidsons family home, is situated in the highly sought after village of Gilmorton, offering a superb blend of modern style and practical living spaces.

Upon entering, you are welcomed into a spacious hallway that leads to a versatile playroom / study, ideal for home working, children's play room or as a quiet reading room. The heart of the home is a large kitchen, dining, and family room, designed for both every-day living and entertaining, with ample space for a dining table and comfortable seating. The kitchen benefits from a feature island, upgraded worktops and all appliances including a wine cooler. It is complemented by a separate utility room, providing additional storage and laundry facilities, ensuring the main living area remains uncluttered. There is a separate lounge to the front of the property with a bay window offering views to the front of the property.

Upstairs, the property offers three generous double bedrooms, including a principal suite with its own en-suite shower room, creating a private retreat for relaxation. The fourth bedroom is a well proportioned single, perfect for a child's room, nursery, or guest accommodation. A contemporary family bathroom serves the remaining bedrooms, featuring modern fittings and a neutral décor. The property also benefits from a single garage which has the roof-space boarded for extra storage and is easily accessible by the fixed ladder access, with additional driveway parking for a further two vehicles (ideal for families with multiple cars or guests). High quality finishes and thoughtful design are evident throughout, with well proportioned rooms and a layout that maximises both light and space.

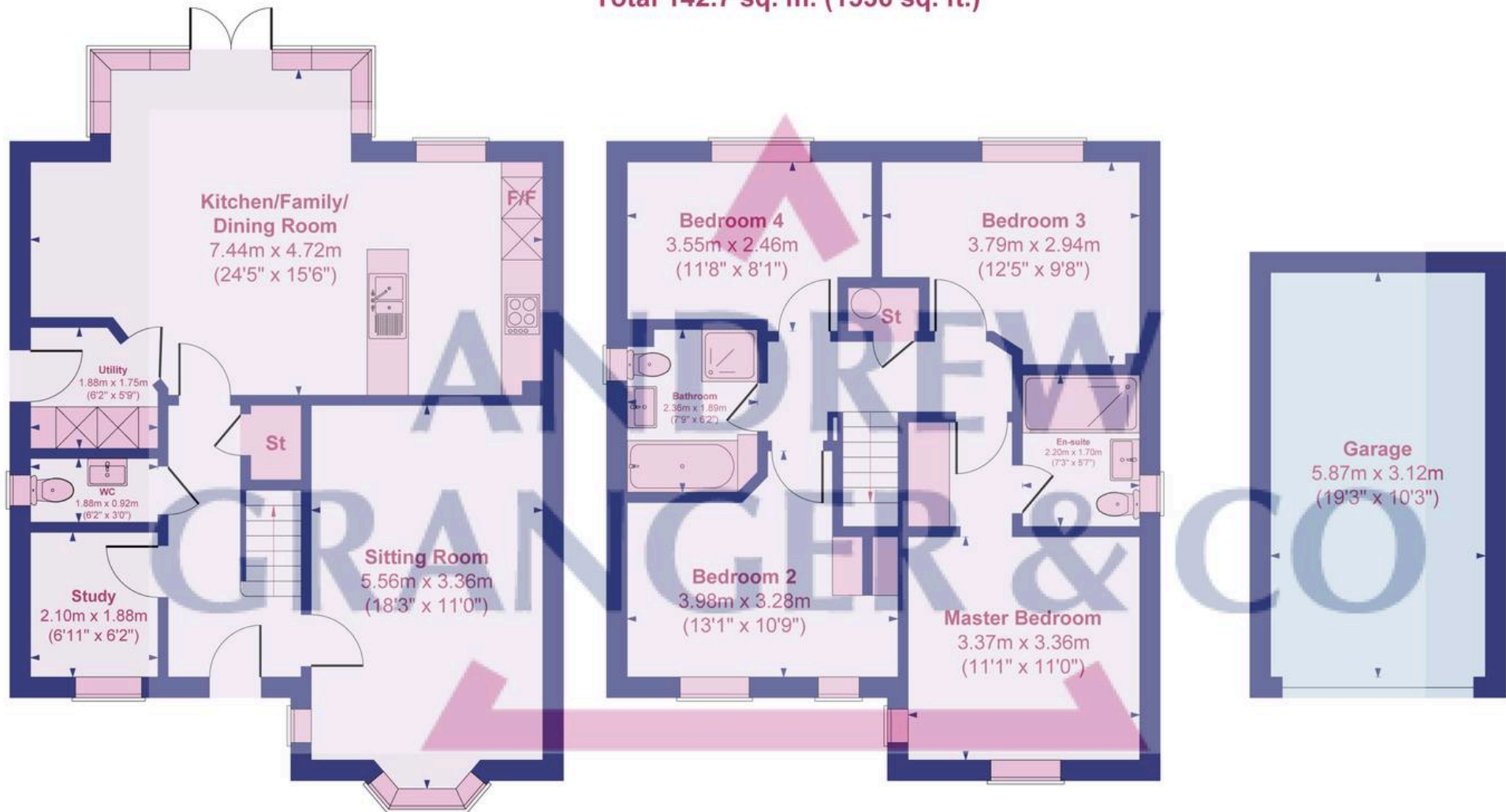
Located in the heart of Gilmorton, this home is within easy reach of the village's local amenities including the village store, Church, Post Office, restaurant, 3 public houses, tennis courts, children's playground, reputable schools, and excellent transport links, making it an ideal choice for families seeking a peaceful yet convenient lifestyle.

This is a rare opportunity to acquire a stylish and spacious family home in a desirable village location, ready to move into and enjoy.





Approximate Gross Internal Area  
 124.4 sq. m. (1339 sq. ft.)  
 Garage At 18.3 sq. m. (197 sq. ft.)  
 Total 142.7 sq. m. (1536 sq. ft.)



**Ground Floor**  
 Floor area 64.8 sq.m. (698 sq.ft.) approx

**First Floor**  
 Floor area 59.6 sq.m. (642 sq.ft.) approx

**Garage**  
 Floor area 18.3 sq.m. (197 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As Built Energy Surveys for Andrew Granger & Co orders@asbuillenergysurveys.co.uk





## Andrew Granger & Co (Part of Sheldon Bosley Knight)

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### 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 and it 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.