

45 Gilden Drive

Lutterworth, LE17 5FW

Mercedes Barker
Partnered With
Simpsons
Property Experts

Situated in the sought-after village of Gilmorton, this attractive three-bedroom detached home offers well-proportioned accommodation, contemporary living and a delightful village setting, with views towards the church steeple and rolling countryside.

The ground floor comprises an entrance hall leading to a generous open-plan kitchen/dining room, measuring approximately 4.60m x 4.42m. A convenient downstairs WC adds practicality, while the lounge, measuring approximately 5.70m x 3.13m, enjoys views over the landscaped rear garden, creating a lovely space to relax and unwind.

To the first floor are three well-proportioned bedrooms. The principal bedroom measures approximately 4.80m x 2.80m and benefits from fitted wardrobes and a private en-suite shower room. Bedroom two measures approximately 3.35m x 2.62m and also features fitted wardrobes, while bedroom three measures approximately 3.36m x 2.68m, offering a versatile space for guests, children or a home office. A family bathroom completes the accommodation.

Externally, the beautifully landscaped rear garden features a combination of patio seating and lawn, with attractive views towards the village church steeple. Side access provides additional convenience. To the front, the property enjoys an outlook towards rolling countryside, with nearby footpaths offering access to picturesque local walks. A double driveway, approached via a shared access driveway, provides off-road parking for two vehicles.

Gilmorton is a popular village offering a welcoming community, local village shop and primary school. Convenient road links provide access to Lutterworth, Leicester and the wider motorway network, making this an ideal location for enjoying village life with excellent connectivity.

Offers in excess of £350,000

3 2 1



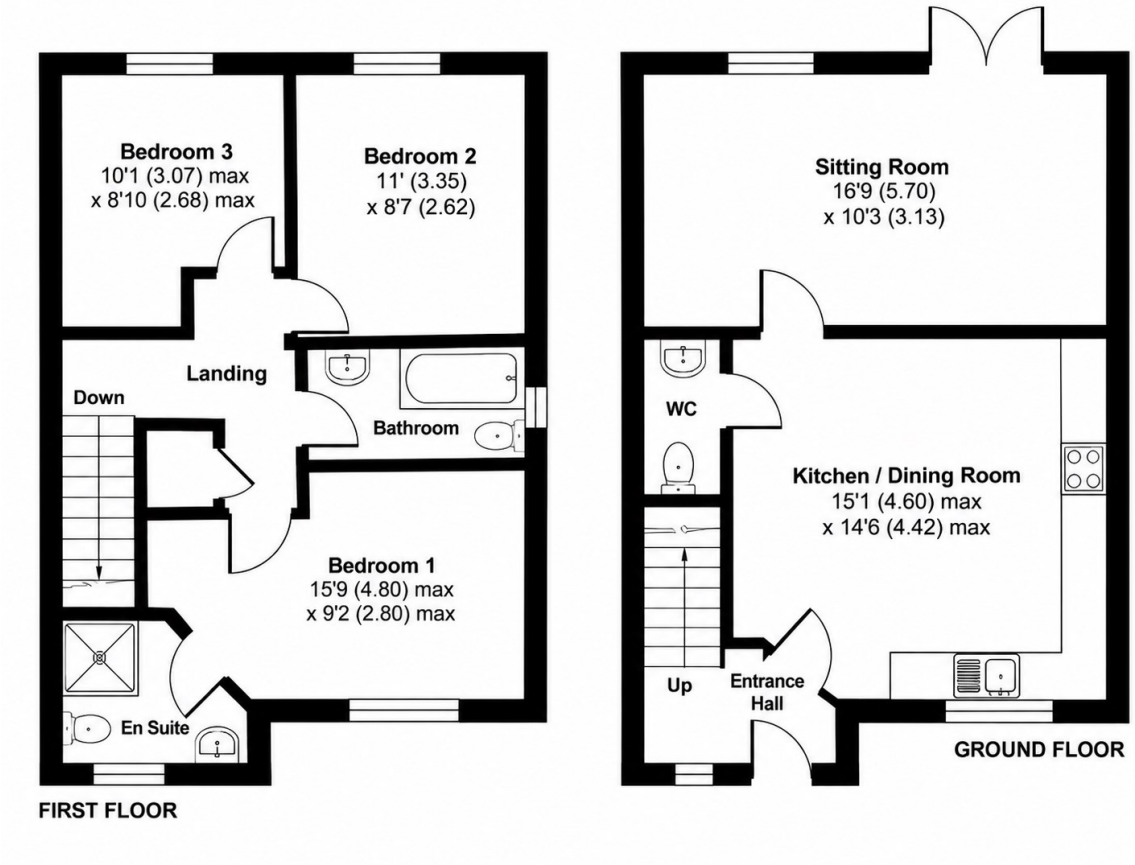




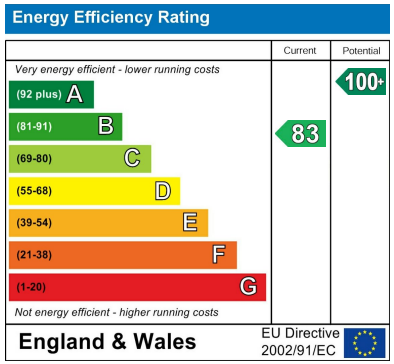




Simpsons
Property Experts









You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Mercedes Barker

Partnered With

Simpsons

Property Experts

Tel: 01455 374102
Email: south_leicestershire@simpsonspropertyexperts.co.uk
Web: simpsonspropertyexperts.co.uk/our-locations/south-leicestershire

