

## 21 Gilmorton Road, Lutterworth, LE17 4DY



**£245,000**

Situated on Gilmorton Road in Lutterworth, this charming three-bedroom mid-terrace period home offers a delightful blend of character and modern living. Conveniently located near the town centre, residents will enjoy easy access to a variety of amenities, making it an ideal choice for families. Upon entering, you are greeted by a welcoming entrance hall, where the staircase leads to the first floor. The lounge is a cosy retreat, featuring an original brick fireplace complete with a woodburning stove, perfect for those chilly evenings. Adjacent to the lounge, the dining room provides lovely views over the garden, creating a serene atmosphere for family meals. The modern kitchen is well-equipped and includes a rear lobby that grants access to the outdoor space. The ground floor also boasts a fully tiled bathroom, which is thoughtfully designed with a separate shower. Venturing upstairs, you will discover two spacious double bedrooms, each adorned with charming cast iron fireplaces, adding to the home's character. One of the double bedrooms features fitted wardrobes, providing ample storage. The single bedroom is versatile and could easily serve as a home office, catering to the needs of modern living. The landscaped garden is a true highlight, featuring a paved patio area that is perfect for al fresco dining, while the main lawn is bordered by attractive shrubs, creating a peaceful outdoor retreat. Additionally, a sizeable timber garden store offers practical storage solutions. To the front of the property, a gravel drive provides an off-road parking, ensuring convenience for residents. This delightful home is a perfect blend of period charm and contemporary comfort, making it an excellent choice for those seeking a family-friendly residence in a prime location.

*Service without compromise*

Entrance



Enter the property via a UPVC door where you will find ceramic tiled flooring, the staircase rises to the first floor and communicating doors give access to the dining room and lounge.

Lounge 10'9" x 12'0" (3.28m x 3.66m )



With a window to the front aspect this cosy lounge has the original brick fireplace which houses a newly installed wood burning stove set onto a slate hearth, sanded floorboards, original picture rails and coving to the ceiling.

Lounge ( Photo two )



Woodburning Stove Photo



Dining Room 11'9" x 12'2" (3.58m x 3.71m )



This lovely dining room has a window to the rear aspect, a useful under stairs storage cupboard, wood laminate flooring and coving to the ceiling. A glazed door opens into the kitchen.

Dining room ( Photo Two )



Kitchen 14'0" x 6'2" (4.27m x 1.88m )



Fitted with a range of cream gloss cabinets with contrasting work surfaces and ceramic tiled flooring, a stainless steel bowl and half sink unit, cooker with extractor hood over, space for a washing machine and fridge freezer. A back door gives access to the outside and a window lets natural light flood in.

Kitchen ( Photo Two )



Rear lobby



Situated just off the kitchen there is a Upvc glazed door giving access to the garden.

Bathroom 10'6" x 5'7" (3.20m x 1.70m )

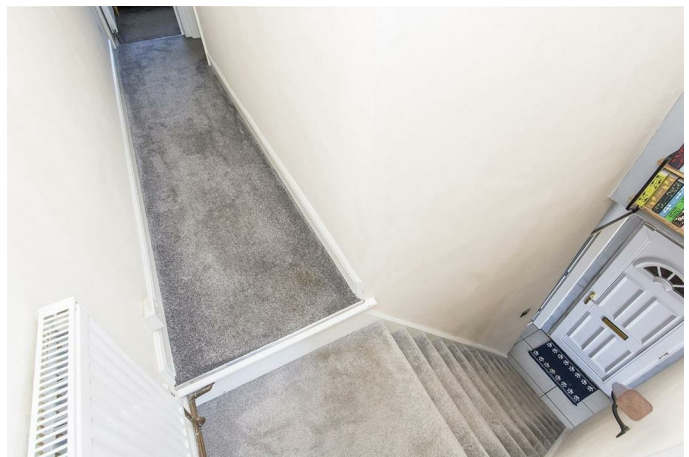


This extended bathroom has a modern white suite comprising of a low flush WC, hand wash basin set into a vanity unit, bath, separate corner shower enclosure which is fully tiled. There is a chrome heated towel rail, extractor fan, ceramic tiled flooring and two obscure glazed windows.

Bathroom ( Photo Two )



Landing



The landing gives access to all three bedrooms.

Bedroom One 10'4" x 12'1" (3.15m x 3.68m )



A double bedroom with a feature cast iron fireplace, a range of built in wardrobes and a window to the rear aspect.

Bedroom One ( Photo Two )



Bedroom Two 11'5" x 13'4" (3.48m x 4.06m )



A double bedroom with a feature cast iron fireplace, useful over stairs cupboard and a window to the front aspect.

Bedroom Three 13'4" x 11'5" (4.06m x 3.48m )



A single bedroom with a window to the rear aspect which is currently being used as a snug.



## Garden



Gated side access leads to the enclosed rear garden which has been landscaped, mainly laid to lawn with shrub borders, a newly laid patio and pathway that leads to a sizeable timber shed .

## Garden ( Photo Two )



## Rear Aspect photo



## Outside Front & Parking



The property is set back from the road and has a new graveled drive which has been fitted with a gravel stabilisation grid. Gated access to the rear garden.

## Note For Prospective Buyers

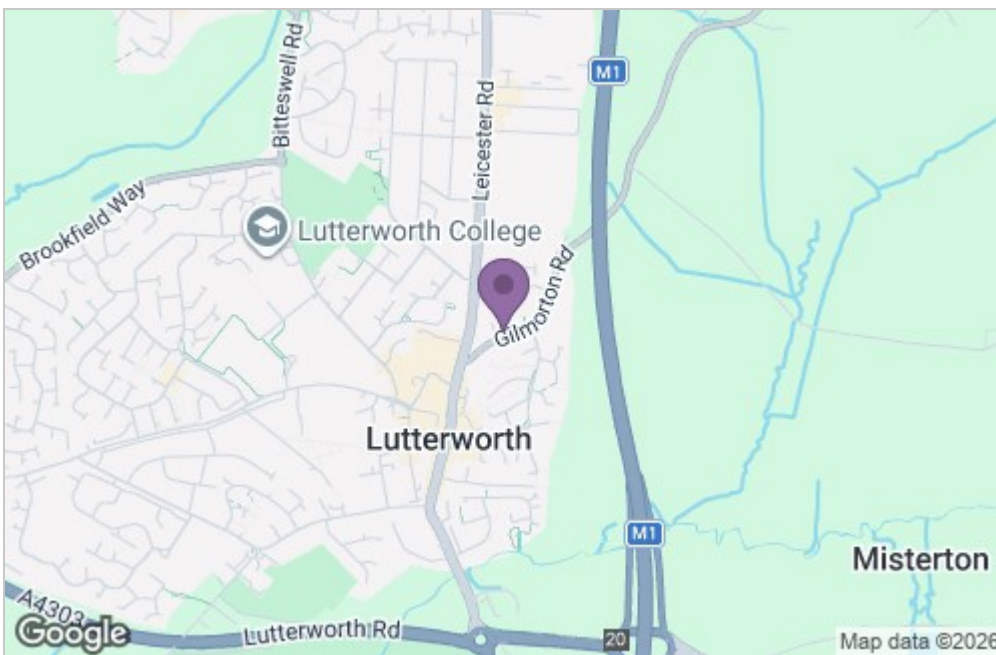
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

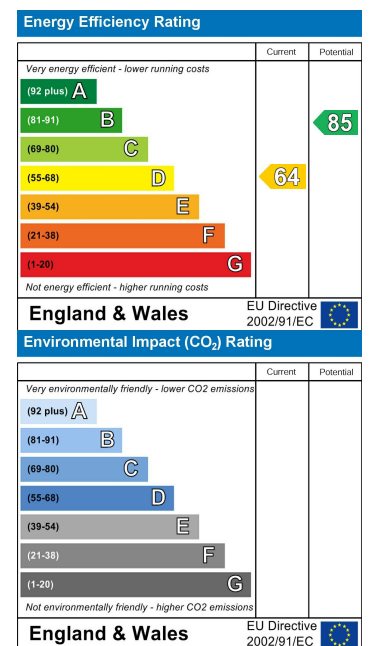


Total area: approx. 89.6 sq. metres (964.0 sq. feet)

## Area Map



## Energy Efficiency Graph



*Service without compromise*