



CARTER

35 Gilden Drive, Gilmorton

Guide Price **£650,000**





35 Gilden Drive

Gilmorton, Lutterworth

Stunning four-bed, three-bath detached home in Gilmorton Village, with open-plan kitchen, two reception rooms, double garage, landscaped garden, and premium finishes. Ideal for modern family living.

Council Tax band: F

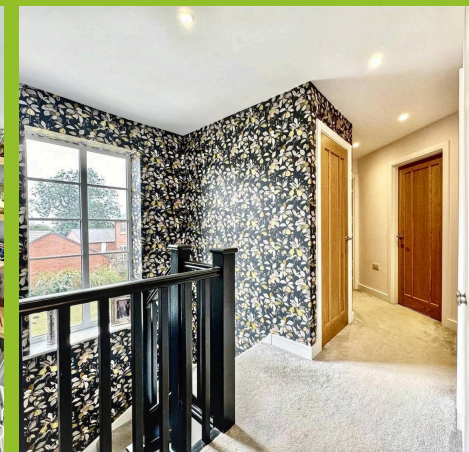
Tenure: Freehold

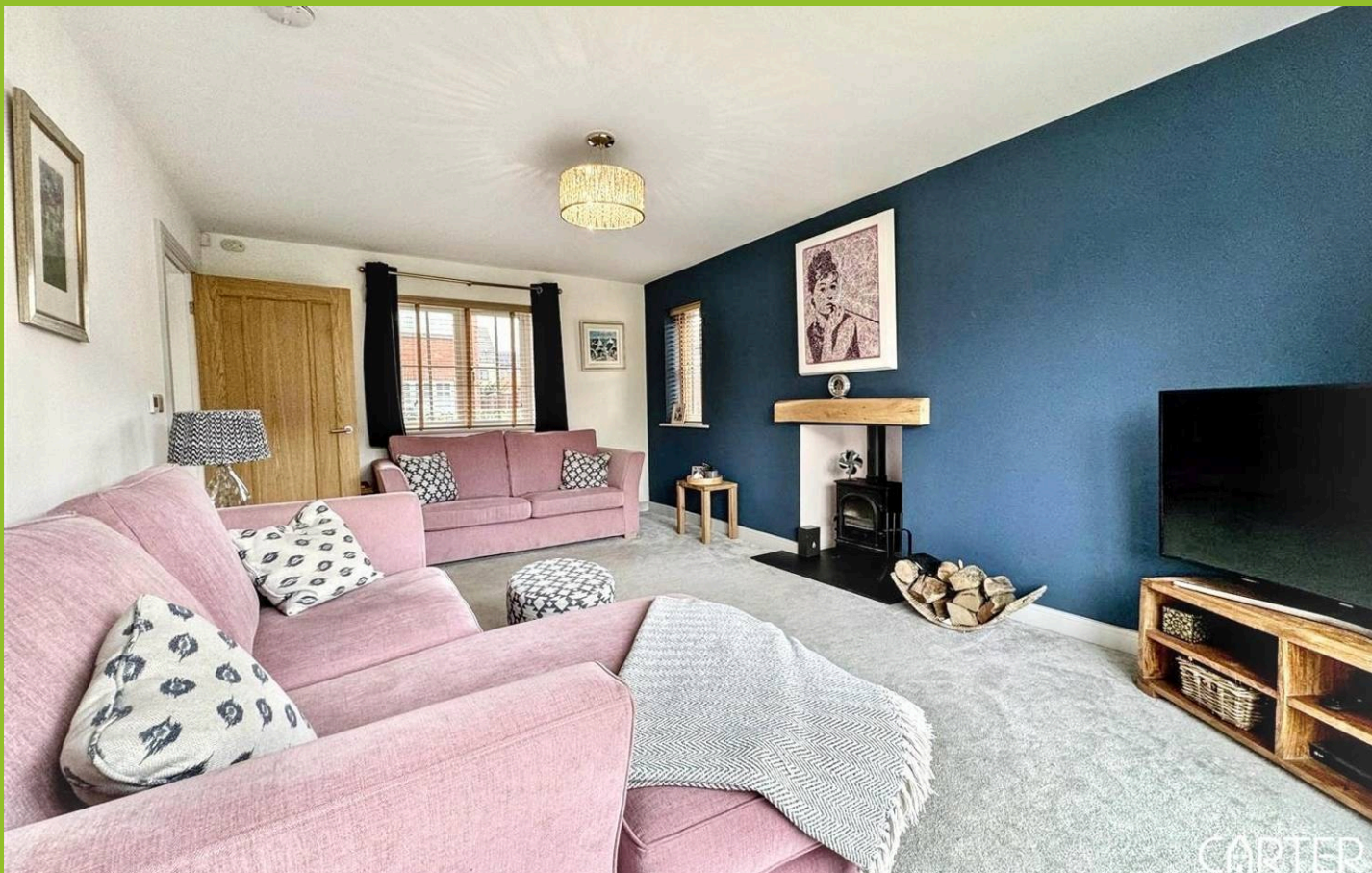
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- 4 DOUBLE BEDROOMS WITH 2 EN-SUITES ON LARGEST PLOT
- LARGE DINING KITCHEN WITH ISLAND & BIFOLDS TO REAR PATIO
- 4 PIECE FAMILY BATHROOM SUITE
- LARGE CORNER SOUTH FACING GARDEN
- EPC B / COUNCIL TAX BAND F
- LANDSCAPED WITH OUTDOOR ENTERTAINING AREA
- FULL WALKTHROUGH VIDEO TOUR OF THE PROPERTY BELOW
- DOUBLE GARAGE + DRIVEWAY FOR 4 CARS
- PRINCIPAL SUITE WITH WALK IN WARDROBE
- FREEHOLD - ESTATE CHARGES - £230.00 PA

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Entrance Hall

Dimensions: 3.2 x 1.8 (10'5" x 5'10"). Spacious entrance hall with wraparound staircase and large understairs storage space

Study

11' 5" x 8' 2" (3.48m x 2.48m)

A bright and well-proportioned workspace enjoying a pleasant outlook via a large window fitted with blinds, allowing for an abundance of natural light throughout the day. Finished in neutral tones with fitted carpeting, this versatile room offers an ideal setting for home working, studying or use as a hobby room, and ample wall space suitable for shelving or storage solutions.

Lounge

17' 4" x 11' 4" (5.28m x 3.45m)

A spacious and inviting reception room featuring a striking accent wall with central fireplace, creating an attractive focal point to the space. Dual aspect windows, together with glazed patio doors to the rear, allow for excellent natural light and provide direct access to the garden, enhancing the room's bright and airy feel. Finished with neutral carpeting and contemporary décor, the room offers ample space for both relaxing and entertaining.

Wc

7' 8" x 2' 11" (2.33m x 0.89m)

This contemporary WC is comprised of a toilet and wash hand basin, complemented by modern tiled walls and flooring. A frosted window provides natural light and ventilation, completing this well-presented cloakroom.





Kitchen / diner

19' 2" x 17' 5" (5.85m x 5.30m)

A superb open-plan kitchen and dining space fitted with contemporary units, integrated appliances like fridge freezer, wine cooler, sink, dishwasher, induction hob and double oven/grill. With a central island with breakfast bar seating. Large windows and bi-folding doors provide excellent natural light and direct access to the garden, while tiled flooring and recessed lighting complete this stylish and sociable family space.

Utility Room

8' 11" x 4' 8" (2.73m x 1.43m)

A practical and useful ancillary space fitted with additional storage units, work surfaces and appliance space, with further room for shelving and pantry storage. Finished with tiled flooring and providing an ideal area for laundry and household storage needs.

Landing

Dimensions: 2.5 x 2.2 (8'2" x 7'2"). Spacious landing with double fitted Hammonds wardrobes and large window above stairs showing the impressive rear garden.

Bedroom 4

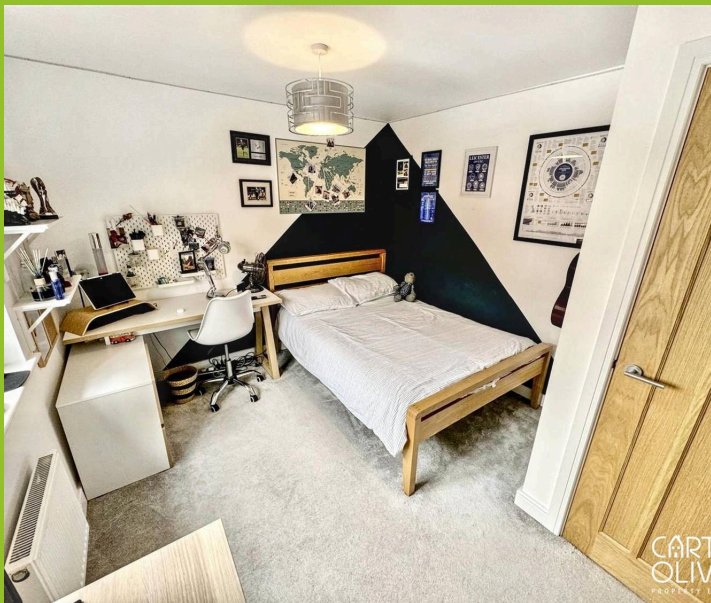
11' 5" x 7' 5" (3.49m x 2.25m)

A well-proportioned double bedroom enjoying excellent natural light from a large window. Finished in neutral décor with fitted carpeting, the room offers ample space for bedroom furnishings and provides a bright and comfortable atmosphere.

Bedroom 2

11' 7" x 9' 8" (3.53m x 2.95m)

A bright and versatile double bedroom featuring a window allowing for good natural light. Finished with fitted carpeting and contemporary décor, the room offers flexibility for use as a bedroom, nursery or home office.





En-suite 2

5' 7" x 6' 3" (1.71m x 1.91m)

Accessed directly from Bedroom Two, this modern en suite is fitted with a three-piece suite comprising of an enclosed shower, toilet and wash hand basin with vanity storage. Complemented by contemporary wall tiling and a window providing natural light.

Bathroom

11' 6" x 7' 10" (3.50m x 2.38m)

A spacious and contemporary bathroom fitted with a modern suite comprising separate shower, bath, toilet and wash hand basin with vanity storage. Finished with full height tiling, tiled flooring and recessed ceiling lighting, while a frosted window provides natural light.

Bedroom 3

12' 9" x 8' 5" (3.88m x 2.57m)

A generously sized double bedroom featuring a window to the front aspect providing good natural light. Finished with fitted carpeting and modern décor, the room offers ample space for bedroom furnishings and a bright, comfortable feel.

Walk in Wardrobe

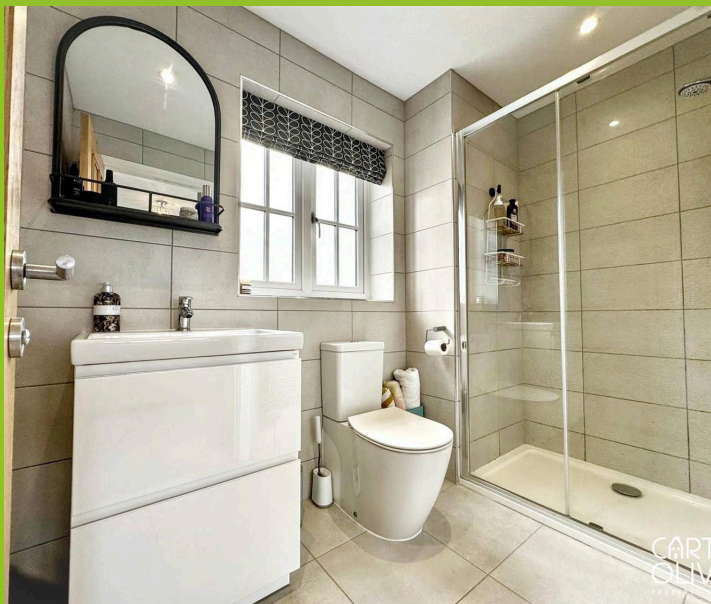
11' 3" x 5' 0" (3.43m x 1.53m)

Located just off the entrance to the principal bedroom, this useful dressing area is fitted with a range of built-in wardrobes providing excellent hanging and storage space, while a window allows for natural light.

Bedroom 1

11' 11" x 11' 11" (3.62m x 3.62m)

A spacious and beautifully presented principal bedroom enjoying excellent natural light from both of the windows. Finished in neutral décor with fitted carpeting, the room offers ample space for bedroom furnishings and benefits from access to a separate dressing area / walk-in wardrobe, creating a comfortable and well-appointed main bedroom suite.



En-suite 1

5' 0" x 8' 2" (1.53m x 2.49m)

Serving the principal bedroom, this stylish En-suite is fitted with a modern three-piece suite comprising of a enclosed shower, toilet and wash hand basin with vanity storage. Complemented by contemporary tiling and a frosted window providing natural light and privacy.

Garden

A generous and well-maintained rear garden, predominantly laid to lawn. The space is complemented by paved patio seating areas, ideal for outdoor entertaining and family use, together with a covered pergola area and established borders. Fully enclosed with gated side access, the garden provides an excellent extension of the living accommodation.

DRIVEWAY

4 Parking Spaces

DOUBLE GARAGE

2 Parking Spaces

Dimensions - 19' 0" x 17' 2" (5.78m x 5.23m)



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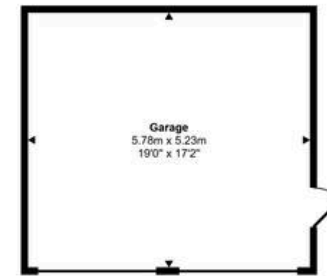
Approx Gross Internal Area
185 sq m / 1988 sq ft



Ground Floor
Approx 76 sq m / 823 sq ft



First Floor
Approx 78 sq m / 838 sq ft



Garage
Approx 30 sq m / 325 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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