



3 Gilden Drive, Gilmorton, Leicestershire, LE17 5FW

HOWKINS &
HARRISON

3 Gilden Drive, Gilmorton,
Leicestershire, LE17 5FW

Guide Price: £375,000

Situated within an exclusive and highly sought after development, this beautifully presented three bedroom home enjoys a prime position, with attractive green landscape areas to the front. Located in the sought after village of Gilmorton, the property further benefits from an open plan kitchen/dining room. master bedroom with en-suite, an enclosed rear garden and a garage with driveway parking.

Features

- Sought after village location
- Immaculately presented throughout
- Three double bedrooms
- Master with en-suite
- Open plan kitchen/dining room
- Underfloor heating throughout the ground floor
- Alarm system
- Singel garage
- Off-road driveway parking
- 5 year NHBC warranty
- No chain



Location

Gilmorton is a very sought-after Leicestershire village boasting a number of local amenities including a well reputed primary school and a post office/village shop. The village is ideally situated for easy access to the motorway network at Junction 20 or 21 of the M1, making it very attractive to the commuter. Train services are also available from Rugby, which offers a regular high speed service to London Euston in just under 50 minutes, and from Market Harborough to London St. Pancras. The village has a very active community scene with three popular public houses, a local sports pavilion, park, tennis courts and recently installed outside gym.



Ground Floor

Upon entering the home, you are greeted by a bright and spacious entrance hall, complete with underfloor heating which flows throughout the entire ground floor and a fitted alarm system. The contemporary kitchen/diner is positioned to the front of the property, offering pleasant views over the green area. This stylish space features neutral coloured, flush cabinets complemented by marble worktops. Integrated appliances include a fridge/freezer, dishwasher, and double Bosch oven (with one functioning as a microwave), along with an induction hob and Bosch extractor. There is also plumbing in place for a washer/dryer. A convenient downstairs cloakroom is located just off the kitchen. Situated to the rear of the property, the light and airy living room is both spacious and inviting, with a window and French doors opening onto the landscaped rear garden.



First Floor

The first floor features a carpeted landing for added warmth and comfort, leading to three well proportioned double bedrooms, all finished to a high standard with oak internal doors and quality carpets throughout. The master bedroom overlooks the front of the property and boasts stylish wall panelling, a large window allowing for plenty of natural light, and a useful alcove for storage. It also benefits from a modern en-suite shower room complete with floor to ceiling grey tiling, a walk-in shower, wash hand basin with vanity unit, WC, underfloor heating, and a large window. Bedrooms two and three are both located to the rear, overlooking the garden. Each is a well-proportioned double, with bedroom three currently utilised as a dressing room and featuring an additional alcove suitable for wardrobe space. The main family bathroom is finished to a high specification, offering a full size bath with overhead shower, WC, wash hand basing with vanity unit, and elegant floor to ceiling neutral tiling, along with a side window for natural light. An airing cupboard is accessible from the landing, housing the immersion tank and providing additional storage.



Outside

To the front, the property benefits from a welcoming covered, open fronted porch and a well maintained garden with a combination of lawn and shrubbery. Parking is conveniently located to the rear, where you will find a single garage alongside a generous tandem driveway. An access gate from the driveway leads directly into the attractive rear garden which is fully enclosed and has been thoughtfully designed to create a wonderful space for both relaxation and entertaining. It features a well-maintained lawn, a contemporary porcelain-tiled patio, and a raised decked seating area, ideal for al fresco dining and summer gatherings. Raised beds, edged with oak sleepers, provide excellent opportunities for growing vegetables or planting with flowers and shrubs. A pedestrian gate at the rear of the garden offers convenient access to the garage and off-road parking.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455-559203.

Fixtures and Fittings

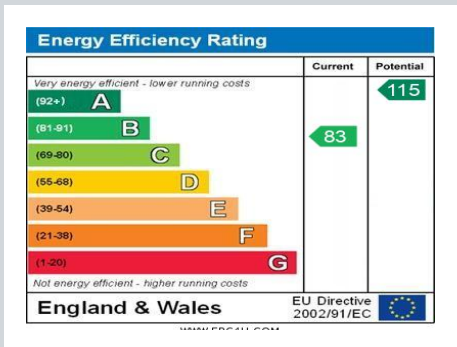
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

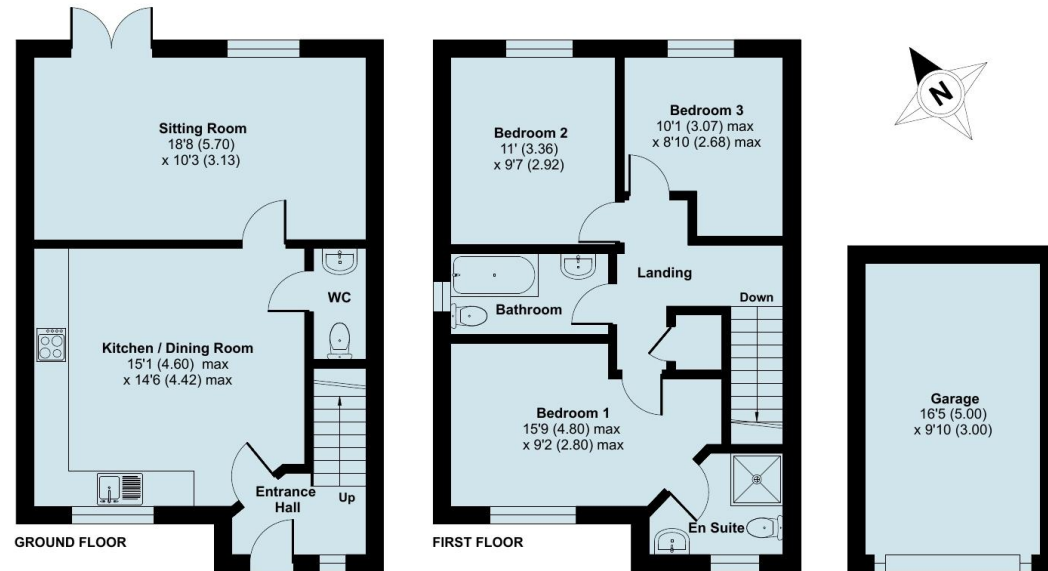
Local Authority

Harborough District Council Tel:01858-828282.
Council Tax Band – D.



Gilden Drive, Gilmorton, Lutterworth, LE17

Approximate Area = 986 sq ft / 91.6 sq m
Garage = 161 sq ft / 14.9 sq m
Total = 1147 sq ft / 106.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1482246

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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