

Connells

Gilden Drive
Gilmorton Lutterworth

# Gilden Drive
# Gilmorton Lutterworth LE17 5FW

for sale
**£290,000**







## Property Description

Gilmorton is a thriving community with plenty to offer. The local village store is a shop for all the daily essentials, comprising a deli, tea room, newsagent, gift shop and post office, and forms a charming community hub. In addition to this, there are local pubs which between them offer everything from a traditional pint to a sophisticated dinner. There is also plenty to keep the kids entertained with a recreation ground, tennis courts and open space, along with a local primary school.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

This immaculate two bedroom semi-detached property still benefits from its NHBC warranty. Situated in the popular village of Gilmorton and with off road parking - Early viewing is highly recommended.

## Agents Note:

The current owner pays £130 per 6 months for maintenance of the surrounding grounds.

## Entrance Hall

With a door to the front of the property and stairs rising to the first floor.

## Lounge

With a double glazed window to the front of the property, under stairs cupboard and under floor heating.

## Kitchen/Diner

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, integrated electric oven and hob with cooker hood over, integrated fridge freezer, integrated microwave, plumbing for a washing machine, integrated dish washer, under floor heating, double glazed window to the rear of the property and a door leading out to the rear garden.

## Cloakroom

There is a wc, wash hand basin in a vanity unit and under floor heating.

## First Floor Landing

With stairs rising from the ground floor and loft access - which has a fitted loft ladder (not checked by the agent)

## Bedroom One

With two double glazed windows to the front of the property, central heating radiator and built in cupboard.

## Bedroom Two

With a double glazed window to the rear of the property with countryside views and central heating radiator.

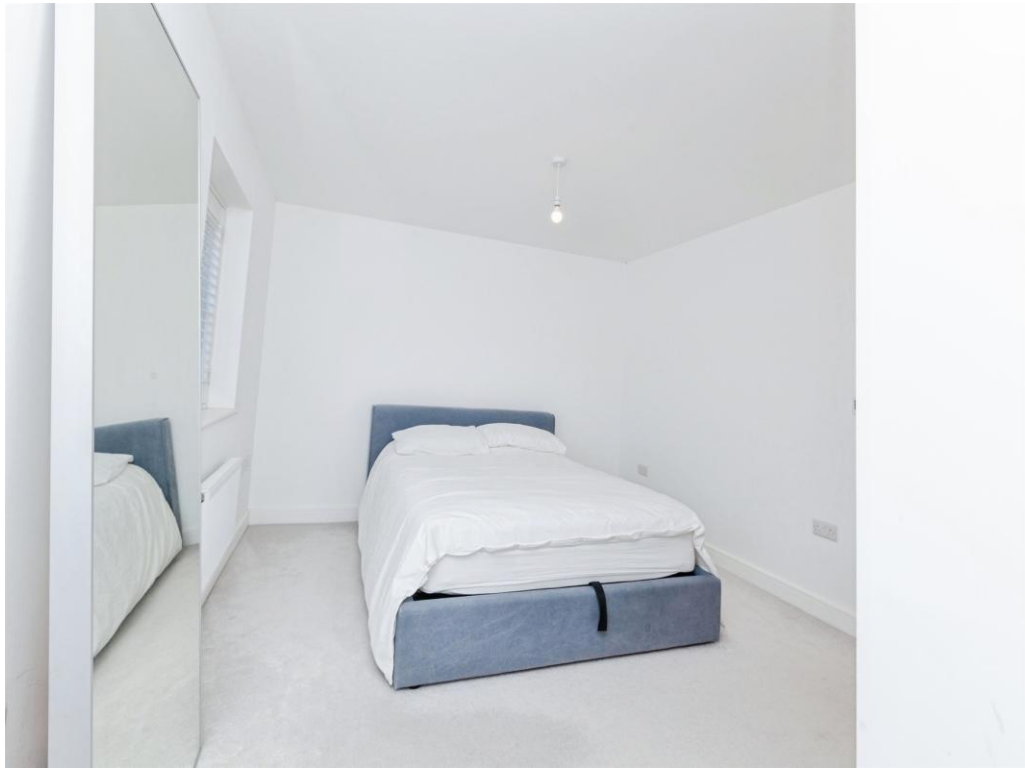
## Bathroom

There is a bath with mixer taps and shower over, wash hand basin, wc, tiled walls, chrome towel radiator and double glazed window to the rear of the property.

## Outside

At the front of the property there is a path to the front door and a driveway at the side providing off road parking.

The rear garden has a paved patio seating area, lawn and fenced borders.







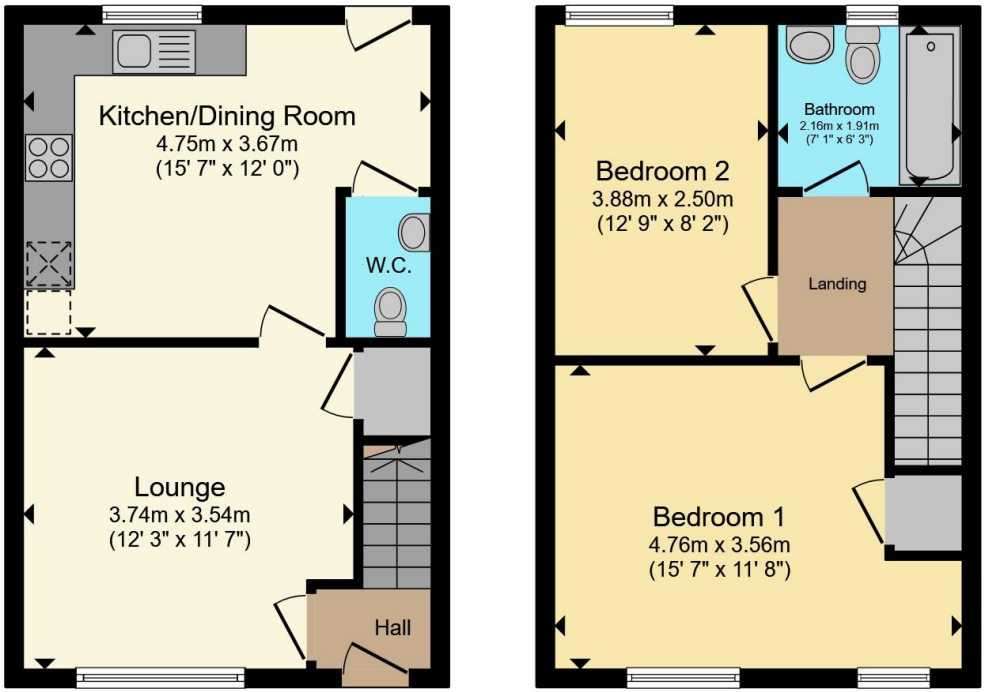













**Ground Floor** **First Floor**

Total floor area 71.8 m² (773 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

**T 0116 247 7477**
**E blaby@connells.co.uk**

8-10 Leicester Road BLABY
LEICESTER LE8 4GQ

**directions to this property:**
Gilden Drive is located off Lutterworth Road in the village of Gilmorton.

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: B

Council Tax Band: B

Tenure: Freehold

**view this property online connells.co.uk/Property/BLA310039**

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.