



7 Gilden Drive, Gilmorton

Guide Price £425,000

CARTER





7 Gilden Drive

Gilmorton, Lutterworth

Modern 2-bed semi-detached bungalow with open plan living, underfloor heating, bi-fold doors, landscaped garden, garage, EV charger, parking, and countryside views. Planning for extension.

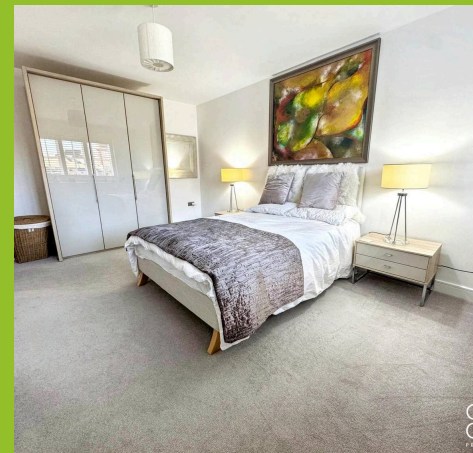
Council Tax band: C

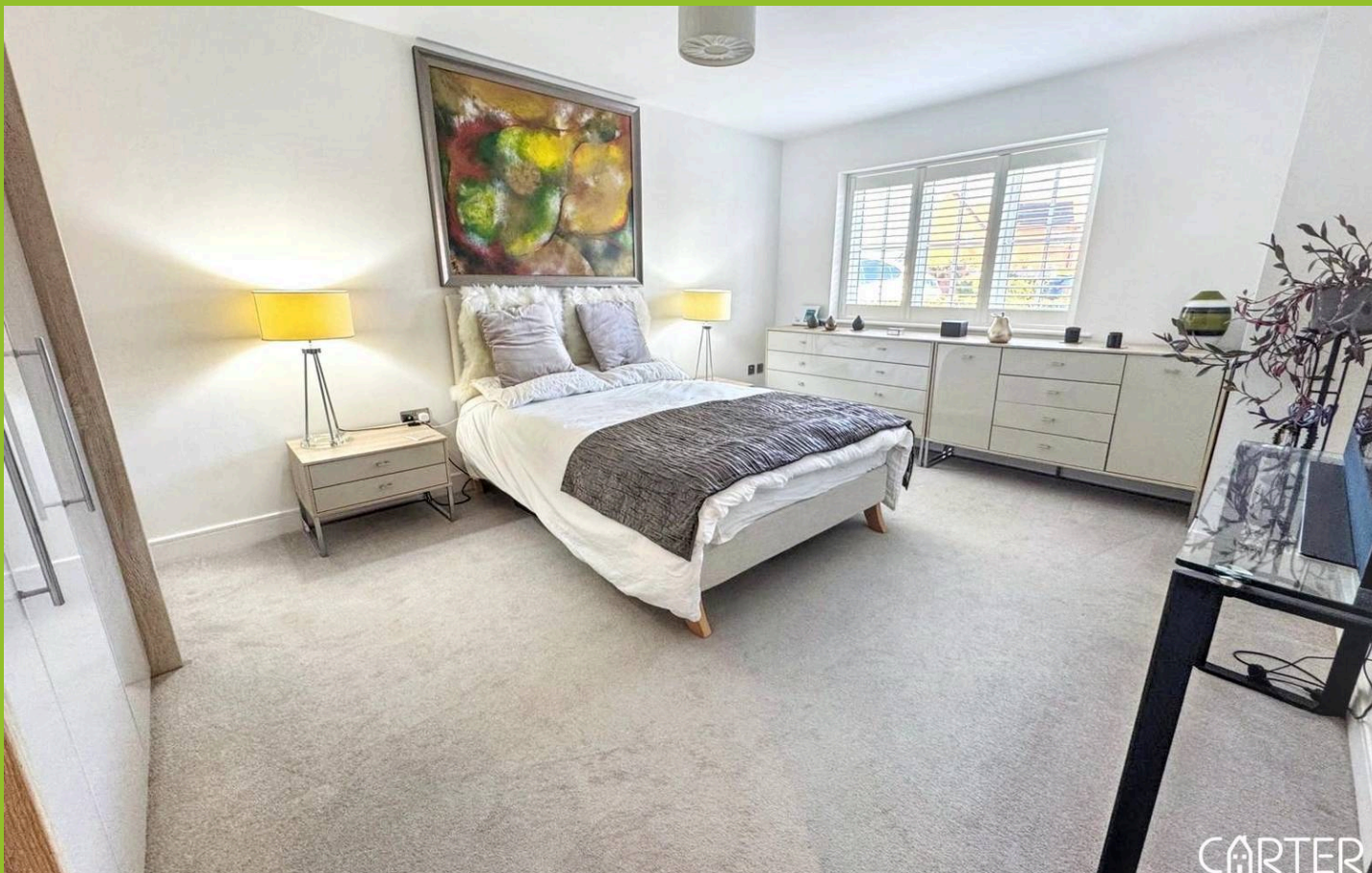
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Underfloor heating throughout
- Expansive landscaped garden
- Planning approved for side extension
- Bi-fold doors to patio
- Modern Open plan kitchen living area
- Off-road parking
- Detached garage
- Abundant natural light throughout
- Countryside views
- EV charger point





Entrance HALL

A long hall way which leads to all of the rooms in the home. There is a matted area behind the front door to allow carpets to remain fresh.

Bedroom 2

9' 7" x 8' 2" (2.91m x 2.50m)

Double bedroom located at the front of the property with carpeted floor.

Bedroom 1

15' 7" x 11' 6" (4.75m x 3.51m)

Large double bedroom located at the front of the property lots of natural light with carpeted floor.

Shower Room

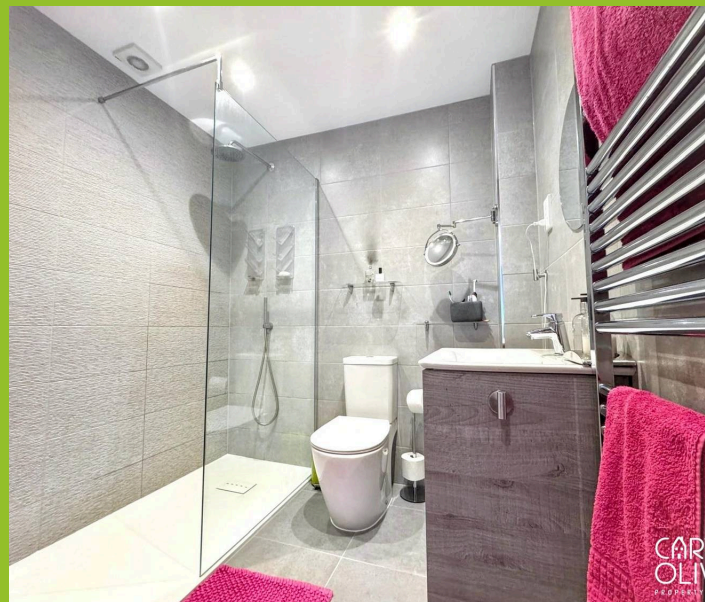
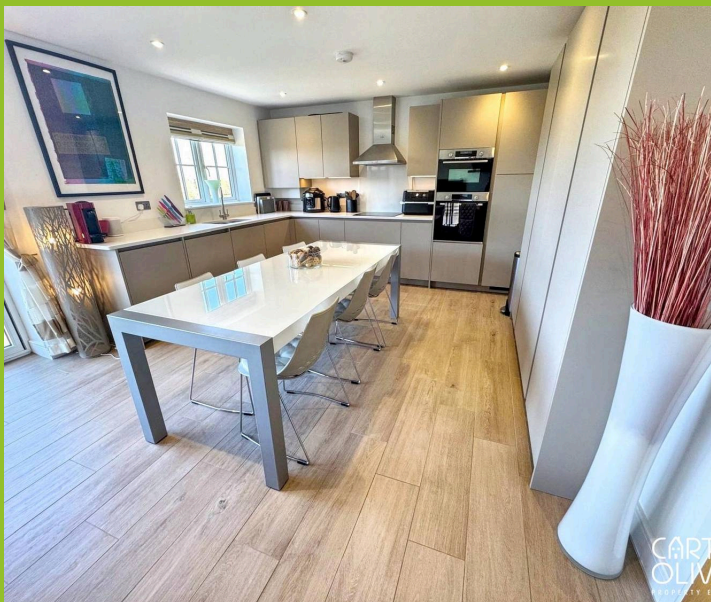
6' 11" x 5' 9" (2.12m x 1.75m)

Tiled floor with underfloor heating, double shower, heated towel rail and stylish sink.

Kitchen Lounge Diner

26' 3" x 13' 4" (8.01m x 4.07m)

Underfloor heating with spacious lounge area next to the bi-fold patio door leading onto the garden, several integrated appliances like fridge, freezer, washer dryer, dishwasher, double oven with grill and microwave settings and induction hob. you have plenty of storage space and ample space for an 8 seater dining table.



GARDEN

Professionally landscaped garden, large open space with dedicated seating area covered by a pergola and stunning country views.

GARAGE

Single Garage

Dimensions are 17' 2" x 9' 4" (5.22m x 2.84m). Could fit a car, has an electric roller door and power points inside.

DRIVEWAY

2 Parking Spaces

Space for at least 2 cars and has an EV charge point.



PROPOSED NORTH-EAST ELEVATION at 1:100

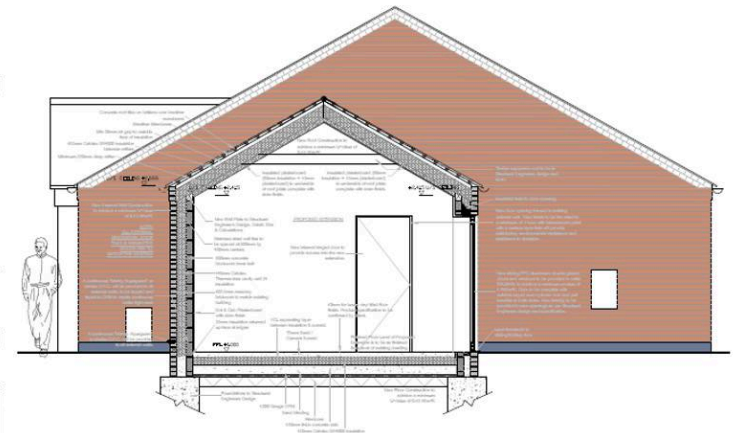


PROPOSED NORTH-WEST ELEVATION at 1:100



PROPOSED SOUTH-WEST ELEVATION at 1:100

ELEVATION KEY:
 A - Red brick walls to match existing
 B - Concrete tiled roof to match existing dwelling
 C - Dark grey (RAL7016) fascia board, gutters and rainwater downpipes
 D - White (RAL9010) to match existing, double glazed u-PVC doors and windows or curtain walling



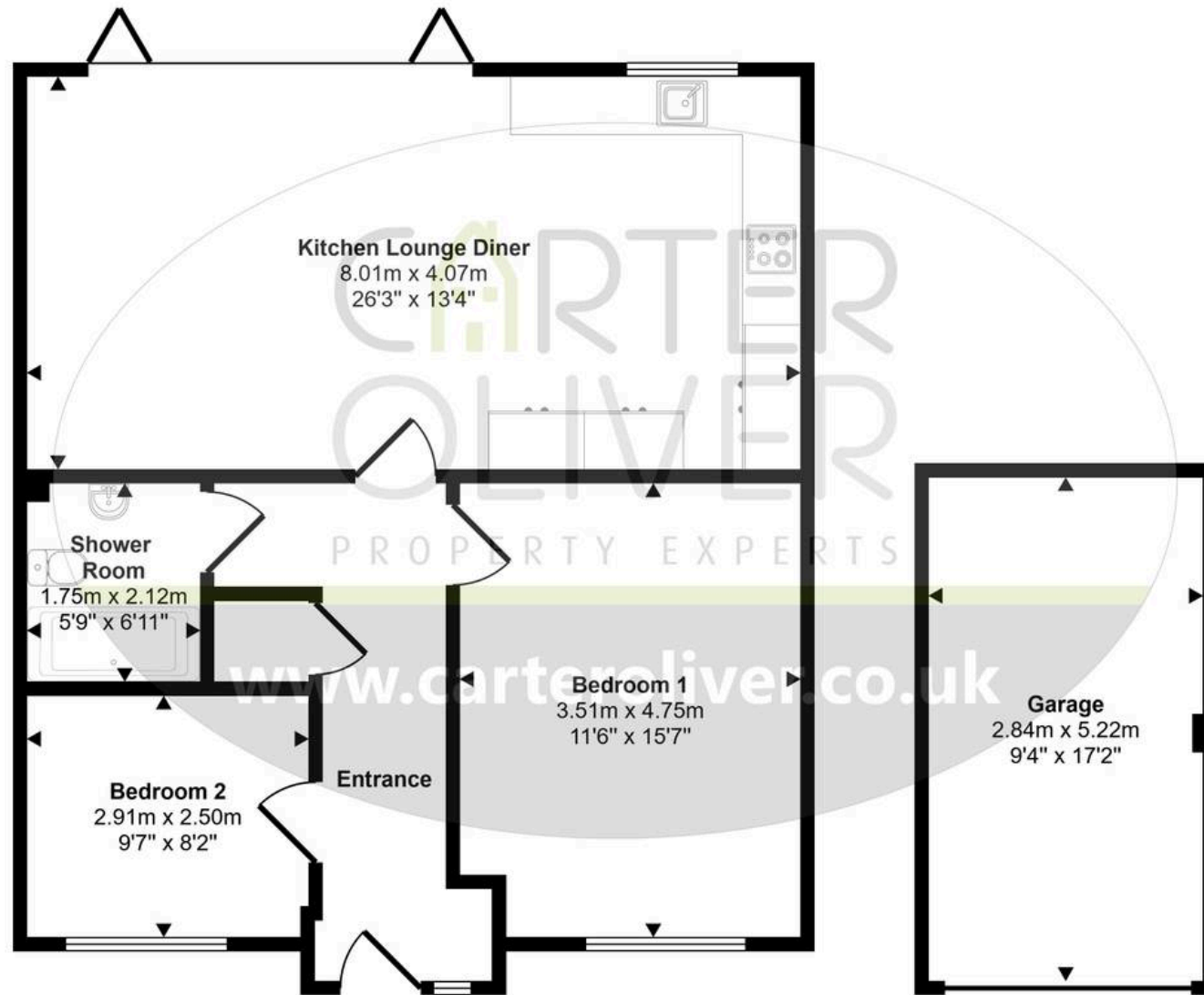
PROPOSED SECTION at 1:25

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DESIGNER:	ROY CHARPE
PROJECT:	No 7, GILDEN DRIVE SILKINGTON, LEICS
TYPE:	BUILDINGS REGULATIONS
DATE:	PROPOSED ELEVATIONS & SECTION
DATE:	08/05/2023
DATE:	08/05/2023
DATE:	AD INDICATED



Approx Gross Internal Area
88 sq m / 942 sq ft



Floorplan

Approx 73 sq m / 783 sq ft

Garage

Approx 15 sq m / 159 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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