1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
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ESTATE AGENTS

Room Sizes

Entrance Hallway

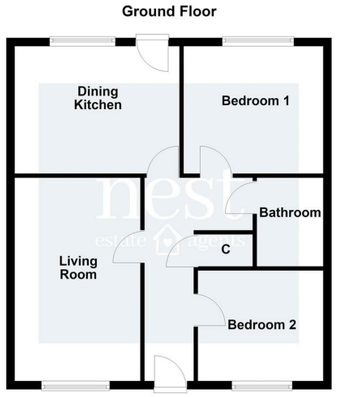
Living Room
10 x 16'01

Dining Kitchen
13'07 x 10'06

Bedroom One
11'01 x 10'07

Bedroom Two
8'05 x 9'05

Bathroom
5'06 x 7





FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
FREE PROPERTY VALUATION Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.
Call us on 0116 2772277 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Three Pots Lane, Gilmorton, Lutterworth LE17 5SH

£339,950

The Story Begins

- Beautifully Presented Semi-Detached Bungalow
- Sought-After Village Location In The Village Of Gilmorton
- Situated On A Private Road & Offered With No Upward Chain
- Air Source Heat Pump And Solar Panels, Helping To Make This An Energy-Efficient And Economical Home To Run
- Spacious And Bright Living Room
- Fitted Dining Kitchen With Integrated Appliances
- Two Doubles Bedrooms & Bathroom With Bath And Overhead Shower
- Enclosed Rear Garden With Lawn And Patio Area
- Off-Road Parking And Internal Viewing Highly Recommended
- Energy Rating - A Council Tax Band - C (Harborough)

Location Is Everything

Gilmorton is a charming and highly desirable Leicestershire village, known for its strong sense of community, beautiful surrounding countryside and traditional village atmosphere. Offering the perfect balance of peaceful rural living and everyday convenience, it is a wonderful location for those looking to enjoy village life without feeling isolated.
The village boasts an excellent choice of places to eat, drink and socialise, including The Crown Inn a welcoming traditional village pub serving home-cooked food and Sunday lunches, and The Grey Goose a popular restaurant offering a more contemporary dining experience. Mortons Bistro provides a lovely spot for morning coffee, breakfast, lunch or a relaxed catch-up with friends.
At the heart of the village is the well-regarded Gilmorton Village Store which incorporates a Post Office, delicatessen and tearoom, providing everyday essentials and a friendly meeting place for local residents.
Families are well catered for with Gilmorton Chandler Church of England Primary School, while the village hall, historic All Saints' Church, recreation ground and community playing fields all contribute to the wonderful sense of village life.
Surrounded by picturesque Leicestershire countryside, Gilmorton offers attractive walking routes, peaceful country lanes and plenty of opportunities to enjoy the outdoors.
Despite its rural setting, the village is conveniently located for Lutterworth, Leicester and Market Harborough, with access to the A426 and wider motorway network, making it an appealing choice for commuters.
Gilmorton offers that increasingly sought-after combination of a welcoming village community, excellent local amenities and beautiful countryside — a lovely place to call home.











Inside Story

Welcome to this beautifully presented semi-detached bungalow, situated on a private road in the wonderful village of Gilmorton and offered to the market with no upward chain. Combining stylish contemporary living with the ease and comfort of single-storey accommodation. From the moment you step inside, you'll appreciate the bright, spacious interiors, gorgeous flooring and immaculate finish throughout. The impressive open-plan dining kitchen creates a wonderful space for both everyday living and entertaining, while the inviting lounge offers the perfect place to relax.
Accommodation begins in the the entrance hall with doors leading into the lounge and the dining kitchen which is fitted with a range of wall and base units, complemented by contrasting worktops and a selection of integrated appliances, including an oven and grill, fridge freezer, microwave and dishwasher. There is ample space for a dining table, along with direct access to the rear garden.
The master bedroom is situated to the rear of the property, alongside the bathroom, which features attractive marble-effect tiling, a bath with overhead shower, WC and wash basin. A useful airing cupboard provides additional storage.
Externally, the rear garden is predominantly laid to lawn with a patio area, ideal for outdoor dining and entertaining. To the front, the property benefits from off-road parking.
Further benefits include an air source heat pump and solar panels, helping to make this an energy-efficient and economical home to run. Outside, the delightful enclosed garden provides a lovely setting to enjoy the warmer months. Modern, elegant and ready to move straight into – this is a bungalow you won't want to miss an internal viewing is highly recommended to fully appreciate the accommodation, location and benefits this lovely bungalow has to offer.



