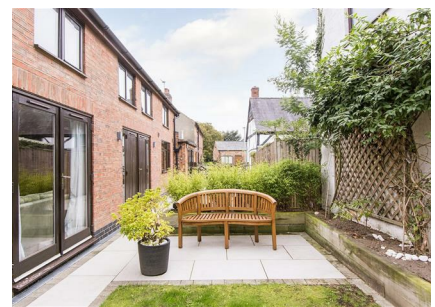


Woodbine Cottage Lutterworth Road, Gilmorton, LE17



£550,000

Situated in a serene corner of Lutterworth Road, within the picturesque village of Gilmorton, this enchanting detached cottage, dating back to circa 1710, presents a rare opportunity for those in pursuit of a home that harmoniously blends historical allure with contemporary comforts. Boasting four generously sized bedrooms, this thoughtfully extended residence is perfectly tailored for family living. As you step inside, you are welcomed by a charming entrance hall featuring a central staircase with a cloakroom and utility. This area leads to two of the double bedrooms and a conveniently re-fitted shower room. The heart of the home is undoubtedly the stunning lounge, where an inviting open fire creates a warm and cosy atmosphere, ideal for relaxing evenings with family and friends. A staircase from the lounge ascends to the remaining two bedrooms and a beautifully appointed bathroom, which includes a luxurious roll-top bath alongside a separate shower. The open-plan dining room flows seamlessly into a modern kitchen, adorned with elegant granite surfaces and a central island, making it a perfect space for culinary adventures and entertaining guests. At the rear of the property, a snug offers a delightful retreat, enhanced by three sets of French doors that open directly into the beautifully landscaped garden, allowing natural light to flood the space. Accessed via a shared drive leading to a five-bar gate, the private driveway welcomes you to a walled garden that is truly an oasis. Here, you will find a manicured lawn, a paved patio ideal for al fresco dining, and neatly retained flower beds, creating a serene outdoor space for relaxation and enjoyment. This remarkable cottage is offered with no upward chain, making it an ideal opportunity for those seeking a delightful family home in a tranquil setting. With its unique character, ample space, and modern amenities, this property is not to be missed.

Service without compromise

Hallway



Enter into this spacious hall through a set of double timber doors where you will find ceramic tiled flooring and a galleried wooden staircase that rises to two bedrooms and the shower room.

Cloakroom 7' x 4' (2.13m x 1.22m)



Fitted with a low level WC. Wall mounted wash hand basin and ceramic tiled underfloor heating.

Utility 5'8" x 7'6" (1.73m x 2.29m)



Fitted with cream wall units with space for a washing machine and tumble dryer. Ceramic tiled underfloor heating. The gas central heating boiler is wall mounted. There is ample space to hang all your outdoor coats and boots.

Snug 10'5" x 14'3" (3.18m x 4.34m)



This delightful room is situated at the rear of the property and benefits from having three sets of French doors all opening into the garden. Ceramic tiled underfloor heating.

Snug (Photo Two)



Inner lobby



The inner lobby leads from the hallway through to the dining room with a window to the side aspect and ceramic tiled underfloor heating.

Dining Room 15'8" x 13'1" (4.78m x 3.99m)



This spacious dining room is open plan to the kitchen and has a vaulted ceiling with an exposed timber 'A' frame, two Velux skyline windows and a window to the side aspect. Solid oak flooring and two vertical radiators.

Dining Room (Photo Two)



Kitchen 14'7" x 13'8" (4.45m x 4.17m)



Fitted with a wide range of cream cabinets with granite surfaces. Belfast sink with mixer taps. Rangemaster oven with five burner gas hob and extractor canopy which is set into an inglenook. Integrated dishwasher and space for an American fridge freezer. The central island provides additional storage and has a wine & beer cooling fridge. Slate underfloor heating. A window to the side and also oak stable doors gives access to the outside.

Kitchen (Photo two)



Kitchen (Photo Three)



Lounge 14'9" x 13'8" (4.50m x 4.17m)



The lounge has dual aspect windows to the front and a window to the side boasting lots of natural light to flood in. The open fireplace has an oak beam mantle and the staircase rises to two bedrooms and the bathroom.

Landing



Giving access to two bedrooms and the bathroom.

Bedroom One 14'9" x 11'1" (4.50m x 3.38m)



A double bedroom with dual front aspect windows, radiator and a walk-in wardrobe.

Bedroom One (Photo Two)



Bedroom Three 12'3" x 9'11" (3.73m x 3.02m)



A double bedroom with dual aspect windows to both the side and the rear, a radiator and built in wardrobes.

Bedroom Three (Photo Two)



Bathroom 6'6" x 13'9" (1.98m x 4.19m)



The bathroom is fitted with a low level WC, Pedestal hand-wash basin. Standalone claw foot & roll top bath with mixer taps and a hand held shower attachment. Separate shower enclosure with sliding doors and attractive waterproof wall panelling. Chrome heated towel rail and polished floorboards.

Landing



The stunning galleried landing has an open atrium with dual side aspect windows and gives access to two bedrooms and a shower room.

Bedroom Two 14'1" x 10" (4.29m x 3.05m)



A double bedroom with a window to the side and rear aspect. Solid oak flooring and a radiator.

Bedroom Two (Photo Two)



Bedroom Four 6'1" x 10'11" (1.85m x 3.33m)



A double bedroom with a window to both the front and side aspects and a radiator.

Shower Room 7'1" x 10'2" (2.16m x 3.10m)



Recently re-fitted with modern fittings. Back to wall WC with a hand wash basin set onto a bespoke drawer. There is a further range of fitted cabinets. Under pelmet lighting. A large walk-in shower with glass partition and dual shower heads. Chrome heated towel rail. Striking ceramic wall tiles and luxury vinyl underfloor heating. Opaque window to the front aspect.

Shower Room (Photo Two)



Garden



The walled garden offers this home a brilliant degree of privacy. The paved patio area and the sleeper retained shrub beds provides a serene area. The timber wall panelling with lights make the perfect backdrop for enjoying the outdoors.



Garden (Photo two)



Outside & Parking



Side Aspect Photo



The property is accessed over a short shared drive. A five bar gate opens into a neat resin driveway which offers ample parking.

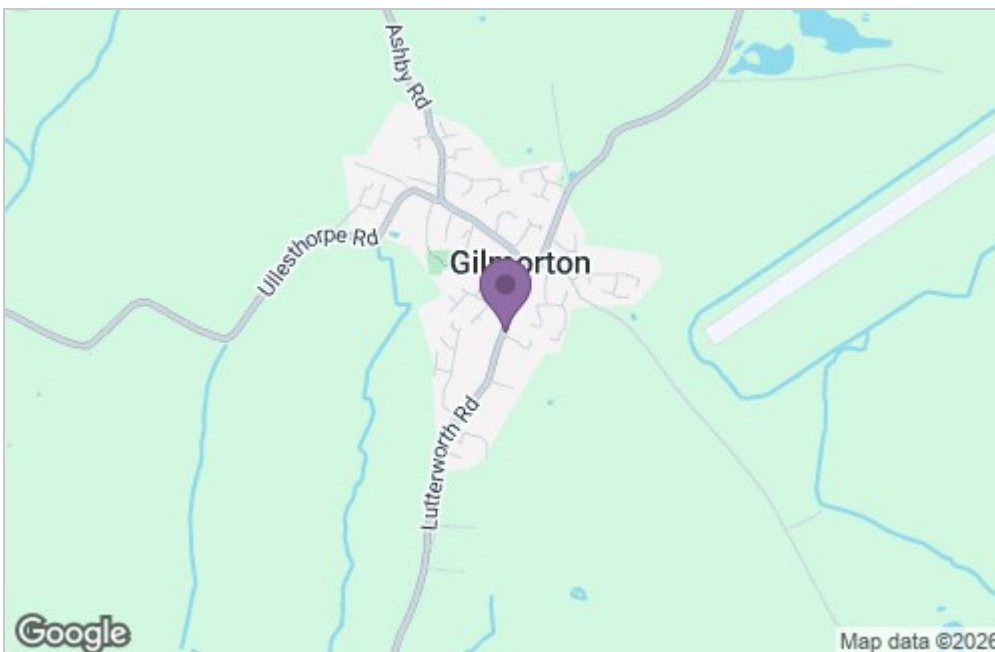
Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan



Area Map



Energy Efficiency Graph

