



GRANGE CLOSE
GILMORTON, LEICESTERSHIRE

JAMES
SELICKS

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Grange Close

Gilmorton, Lutterworth
Leicestershire

A beautifully presented detached family home offering three double bedrooms, all with ensuites, with stunning open countryside views to the rear, situated on a small development in the highly sought after village of Gilmorton.

Two reception rooms | Dining kitchen | Utility |
Three double bedrooms | Three ensuite
shower/bathrooms | Single garage and off road
parking | Open countryside views to the rear

ACCOMMODATION

The property is gas centrally heated and benefits from underfloor heating throughout the ground floor accommodation. The entrance hall has Karndean flooring, a downstairs WC off and stairs rising to the first floor with useful under stairs storage. To the right is the dual aspect sitting room with feature log burner and windows to the front elevation and French doors to the rear opening out to a paved patio area in the garden.

To the left is a family room/snug which has a window to the front. To the rear of the entrance hall a door leads into the well-equipped dining kitchen which enjoys open countryside views to the rear. French doors lead to the rear garden and a paved patio area. The kitchen benefits from a good range of soft close eye and base level cupboards and drawers with Quartz work surfaces over and a one and a half bowl sink. An island unit provides further work surface and cupboard space. Appliances are Neff and included is an integrated fridge freezer, dishwasher, double oven and gas hob with extractor hood over.

Off the kitchen is a utility room with space and plumbing for white goods, further cupboards with work surfaces over, a stainless steel sink with drainer and a door giving access to the side elevation.

Stairs rise to the first galleried landing which has a window to the rear, airing cupboards and further storage cupboards off. The master bedroom suite has a window to the front elevation and benefits from built in wardrobes and an ensuite comprising of a WC, wash hand basin, bath and separate shower enclosure. There are two further double bedrooms both benefiting from built in wardrobes and ensuite shower rooms.

OUTSIDE

To the front of the property are well stocked flower beds and a path leading to the front door. A driveway provides ample off road parking for several vehicles which is turn leads to a detached single garage. Off the driveway is access into the rear garden via a timber gate. The garden is mainly laid to lawn with flower beds, a paved patio area and a low level fence to the rear which allows you to enjoy the open countryside views to the rear. The garden can also be accessed via the left of the property through a timber side gate.

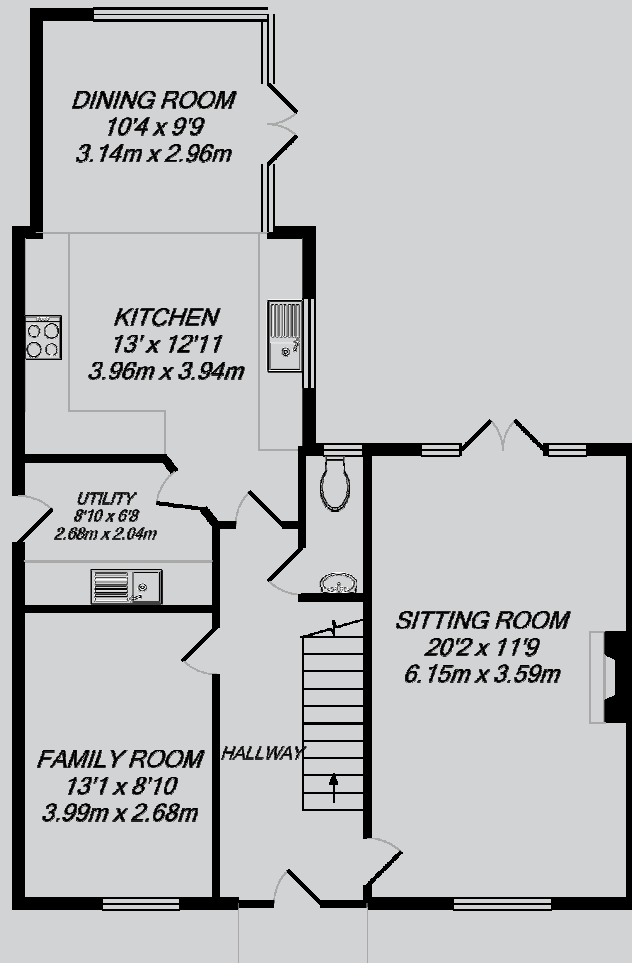
LOCATION

The village of Gilmorton in rural south Leicestershire is a highly sought-after location, with its traditional thatched cottages and pretty surrounding countryside. The village has a number of everyday amenities, including a post office, village store, three public houses and a primary school.

A wider range of amenities can be found at the market towns of Lutterworth and Market Harborough, while Leicester provides a wealth of shopping and entertainment options. There are excellent transport links, with the M1 within easy reach and fast rail links to London St Pancras from Leicester or Market Harborough in an approximately an hour.





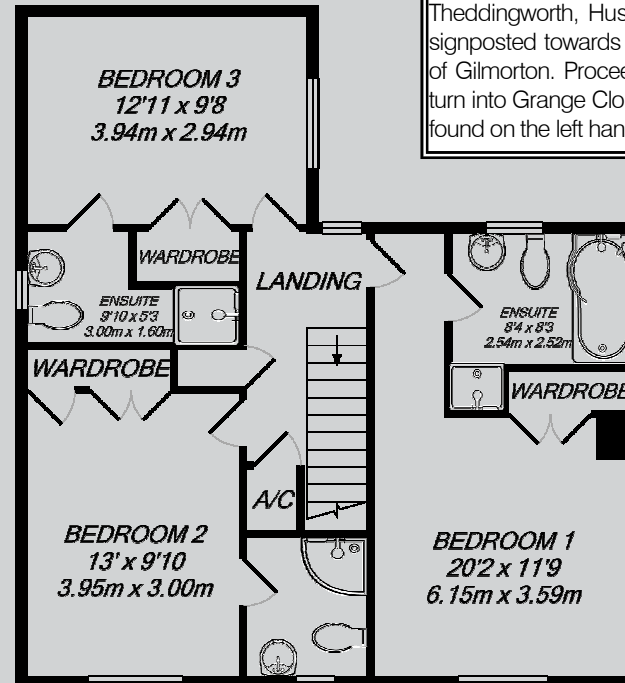


GROUND FLOOR

Total Approx Gross Internal Floor Area = 136.00 sq/m – 1463 sq/ft
Measurements are approximate, Not to scale, Illustrative purposes only.

DIRECTIONAL NOTE

Proceed out of Market Harborough via A4304 through the villages of Theddingworth, Husbands Bosworth and North Kilworth, then turn right as signposted towards Walton. Continue on this road until reaching the village of Gilmorton. Proceed through the village on Main Street, take a right hand turn into Grange Close as you are leaving the village and the property can be found on the left hand side.



1ST FLOOR



Important Notice

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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