



Gillamore Drive
Whitwick, LE67 5PA

Offers Over £260,000

Property Features

- FULL WIDTH REAR EXTENSION
- 25FT KITCHEN DINER
- 19FT LOUNGE
- UTILITY ROOM
- DOWNSTAIRS SHOWER ROOM
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- GARAGE
- BEAUTIFUL GARDEN
- IMMACULATEDLY PRESENTED

Full Description

PROPERTY

This home HAS TO BE SEEN TO BE BELIEVED! With a FULL WIDTH EXTENSION to the rear creating a 25FT KITCHEN DINER with under floor heating, family room, UTILITY ROOM and downstairs shower room as well as the 19FT LOUNGE, there is PLENTY OF SPACE FOR ALL THE FAMILY! Upstairs there are THREE DOUBLE BEDROOMS and IMMACULATE FAMILY BATHROOM. Step outside and BE AMAZED with the REAR GARDEN, landscaped to create the perfect summer setting with decking, patio and lawn areas to relax in as well as a water feature to enjoy. The GARAGE and DRIVEWAY complete the picture of this FABULOUS HOME!

ENTRANCE HALL

Front door into hallway, PVCu double glazed window to side elevation, doors to lounge and kitchen, under stair cupboard and stairs to first floor.

LOUNGE

19' 3" x 10' 11" (5.87m x 3.33m)

PVCu double glazed window to front elevation, log burner, radiator and open to family room.

FAMILY ROOM

10' 11" x 8' 0" (3.33m x 2.44m)

PVCu double glazed sliding doors to outside, radiator and open to dining room.

DINING ROOM

9' 6" x 8' 0" (2.9m x 2.44m)

PVCu double glazed French doors to outside, tiled floor with under floor heating, door to utility room and open to kitchen.



KITCHEN

15' 9" x 8' 10" (4.8m x 2.69m)

'Magnet' kitchen fitted with a range of wall, base and drawer units with Corian work surfaces, stainless steel one and a half bowl sink drainer, integrated electric double oven, built in five ring gas hob, extractor fan, integrated fridge freezer, integrated dishwasher, tiled flooring with under floor heating, PVCu double glazed window to side elevation and door to outside.



UTILITY ROOM

9' 4" x 7' 6" (2.84m x 2.29m)

Fitted with a range of base units with laminate work surfaces, stainless steel sink drainer, under counter space with plumbing for washing machine, cupboard housing boiler (fitted 2017), PVCu double glazed window to rear elevation and doors to shower room and outside.



SHOWER ROOM

Fitted with a two piece suite comprising vanity unit W.C. and shower cubicle and PVCu double glazed window to side elevation.

LANDING

PVCu double glazed window to front elevation, doors to all bedrooms and bathroom and loft access.

BEDROOM ONE

11' 8" x 9' 9" TO WARDROBE(3.56m x 2.97m)

PVCu double glazed window to rear elevation, radiator and fitted wardrobes.



BEDROOM TWO

10' 11" x 7' 5" (3.33m x 2.26m)

PVCu double glazed window to front elevation and radiator.

BEDROOM THREE

8' 11" x 8' 7" (2.72m x 2.62m)

PVCu double glazed window to rear elevation, radiator and fitted wardrobe.

BATHROOM

Fitted with a three piece suite comprising vanity unit W.C., and wash hand basin, and bath with shower over, PVCu double glazed window to side elevation and chrome ladder style radiator.



GARAGE

Fitted with an up and over door and side door giving access to rear.

OUTSIDE

To the front of the property is a block paved driveway providing off road parking for multiple cars and gate giving access to the rear. To the rear of the property is a landscaped garden with decking, lawn garden with water feature and patio area leading to a further lawn and gravel area.



Viewing Arrangements

Please contact Clare, Stef, Hannah or Abi to arrange your viewing.

Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

