



**Gilmorton Road, Ashby Magna**  
Lutterworth, Leicestershire, LE17 5NE

**NEWTON**FALLOWELL 



Gilmorton Road, Ashby Magna  
Lutterworth, Leicestershire, LE17 5NE  
£275,000

A superbly presented and extended TWO BEDROOM PERIOD PROPERTY located within the desirable village of ASHBY MAGNA, LEICESTERSHIRE LE17, having delightful countryside views and a WEALTH OF TRADITIONAL FEATURES having been tastefully improved: Newton Fallowell Oadby are pleased to offer For Sale this superb two bedroom mid terrace period cottage having excellent road links to Lutterworth & Blaby via the A426 towards the M1 motorway along with local villages, shops and amenities. The accommodation offers a front lounge leading through to nicely fitted kitchen/diner, there is an extended family room to the rear. The first floor provides two bedrooms and a fitted bathroom. There is off road car parking along with a landscaped rear garden with summer house.

Accommodation





### Lounge

14'6" x 13'11" (4.44 x 4.26)

Characterful reception room having hardwood floorboards, window to front aspect with entrance door, stairs to first floor, door through to kitchen, central heating radiator, feature wood burning fireplace with cast iron and tiled surround and hearth with wood mantle over.

### Kitchen/Diner

13'11" x 9'3" (4.26 x 2.82)

Delightfully presented kitchen and dining space having tiled flooring, part tiled walls, contemporary base and wall fitted units, under counter lighting, Belfast sink with mixer tap, hardwood worktops, integrated dishwasher, fridge and freezer, freestanding gas cooker with extractor hood over, spot lights to ceiling, internal window and door to rear aspect leading into the family room, wall mounted combi boiler.

### Family Room

16'0" x 13'11" (4.89 x 4.26)

Extended family room providing light and spacious accommodation with upvc door and windows to rear aspect, hardwood flooring, exposed brickwork walls, central heating radiator, plumbing space for washing machine, reclaimed timber surrounds and sills, integrated audio system.

### First Floor Landing

Landing area having carpet flooring with doors through to all rooms.

### Bedroom One

13'9" x 11'1" (4.21 x 3.38)

Double bedroom with window to front aspect overlooking fields, carpet flooring, central heating radiator, feature fireplace with cast iron surround and tiled hearth.

### Bedroom Two

9'3" x 6'8" (2.84 x 2.04)

Window to rear aspect having countryside views, carpet flooring, central heating radiator, built in wardrobe having lighting and loft access.

### Bathroom

Fitted suite comprising bath with shower over having mixer tap, low level flush w/c, pedestal wash hand basin, traditional feature central heating radiator with heated towel rail, limestone tiled flooring and part tiled walls, window to rear aspect, recessed spot lights to ceiling.

### Outside

Driveway to front with off road parking, beautifully landscaped rear garden having wonderful countryside views, partly laid to lawn with paved footpath, gravel sun terrace, rear decking area, raised water feature with pond. Fully upgraded summer house having insulated walls, tiled flooring, lighting and power sockets, USB points and wall mounted electric heater.

### Tenure

We have been advised by the vendor that the property is to be sold freehold with vacant possession upon completion of sale.

### Council Tax Information

Harborough District Council, Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts at our Oadby office or via email.

### Thinking Of Selling? FREE Sales Valuations

If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.





## Money Laundering Regulations

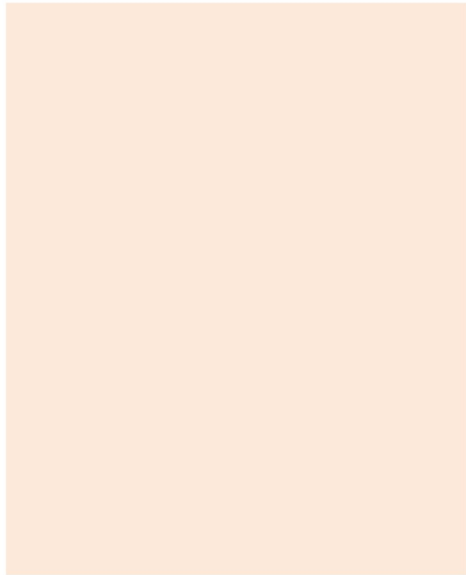
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

## Agents Notes

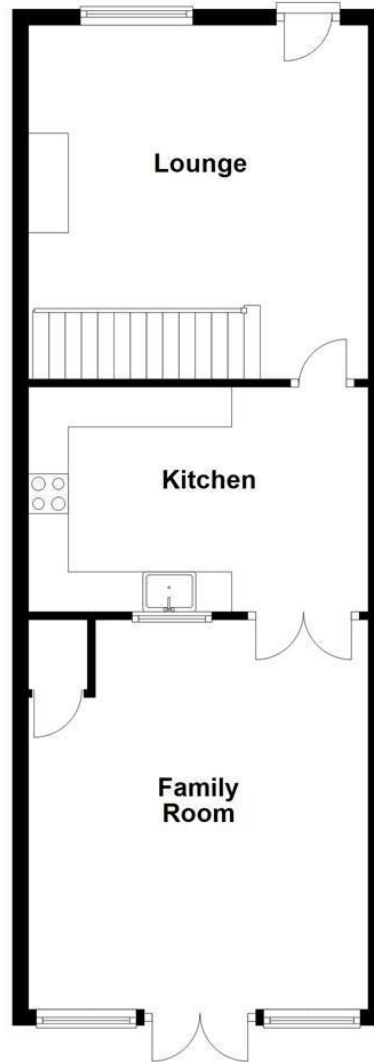
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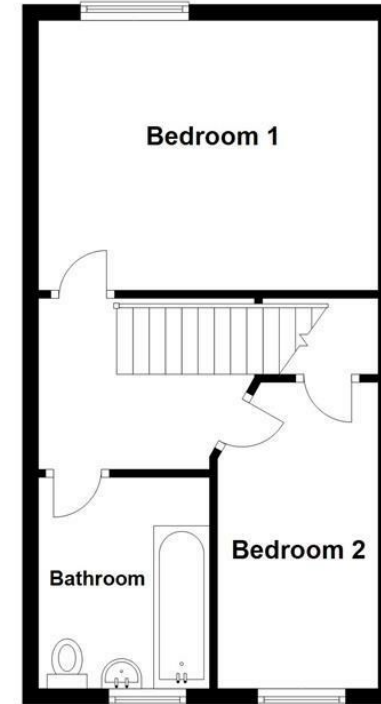
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



### Ground Floor



### First Floor



Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.



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