



7 Turville Road

Gilmorton, Lutterworth, LE17 5LZ

**Guide price £240,000**



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# CONTEMPORARY OPEN PLAN LIVING AT ITS BEST - TOTALLY REFURBISHED KITCHEN WITH FITTED APPLIANCES.



## Description

TOTALLY REFURBISHED by the current owner, this house has been TRANSFORMED. Now a CONTEMPORARY OPEN PLAN LIVING space downstairs. The 2 CAR DRIVEWAY has been GRAVELLED with a NATURAL LIME STONED PAVING AREA leading to the RECENTLY FITTED uPVC DOOR. The DOOR and WINDOWS have been REFITTED with ANTHRACITE GREY uPVC giving a FRESH LOOK to the house. The REAR GARDEN is a GREAT SIZE and is PRIVATE with a large PAVED PATIO area which leads to the LAWN. Inside the house offers FABULOUS OPEN PLAN LIVING at its best with a DEDICATED LOUNGE AREA to the front of the house, a DINING SPACE to the middle of the house, UTILITY ROOM with space for 3 appliances and the boiler. There is a conveniently placed DOWNSTAIRS WC close to the front door and a WELL PLANNED KITCHEN AREA giving access to the REAR PATIO AREA. The village itself has a very POPULAR local PRIMARY SCHOOL, with school bus routes in the village to take older children to either of the TWO HIGH SCHOOLS/COLLEGES in LUTTERWORTH, only 10 MINUTES away. GILMORTON is home to many local amenities, including 3 RESTAURANTS/PUBS and a LOCAL VILLAGE SHOP with a POST OFFICE. You are also closely connected to the surrounding areas with RUGBY just a 15 MINUTE drive, MARKET HARBOROUGH 15 MINUTES and LEICESTER CITY 25 MINUTES. For a viewing please contact the agent at [sales@carteroliver.co.uk](mailto:sales@carteroliver.co.uk) or visit our website [www.carteroliver.co.uk](http://www.carteroliver.co.uk)

- VILLAGE LOCATION of GILMORTON
- 3 GOOD BEDROOMS
- CONTEMPORARY OPEN PLAN LAYOUT
- PRIVATE REAR GARDEN
- COUNCIL TAX C
- SEMI-DETACHED
- TOTALLY REFURBISHED THROUGHOUT
- DRIVEWAY FOR MINIMUM 2 CARS
- NEW ANTHRACITE GREY UPVC WINDOWS & DOOR
- EPC D

**LOUNGE AREA IS SECTIONED OFF FROM THE REST OF THE ROOM WITH A DEDICATED DINING SPACE. UTILITY IS OFF THIS ROOM**





**TWO LARGE DOUBLE BEDROOMS WITH ADDITIONAL 3RD SINGLE BEDROOM**



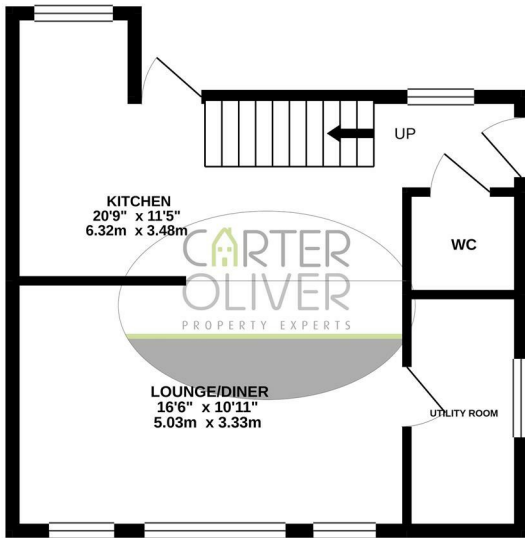
**FABULOUS REFITTED DOUBLE SHOWER ROOM TO THE FIRST FLOOR**





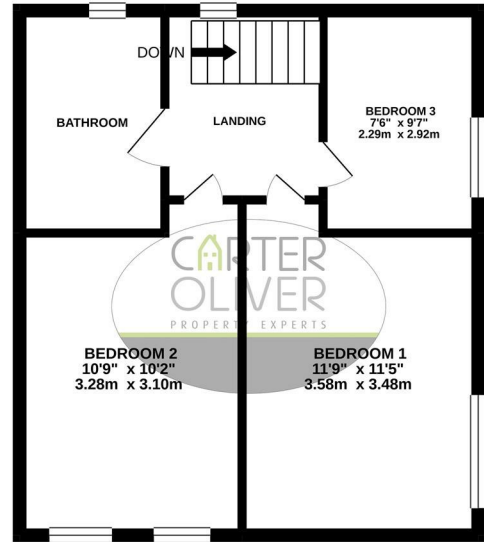
# Floor Plan

**GROUND FLOOR**  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 404 sq.ft. (37.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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**1ST FLOOR**  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 448 sq.ft. (41.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

Please contact our LUTTERWORTH Office on 01455 248033 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.