



Paddock House Main Street, Lutterworth, LE17 5LS

**Guide price
£425,000**

**** NO CHAIN * Commuter heaven * Character Cottage** in the sought after Leicestershire village of Gilmorton, just 5 mins from Lutterworth and 20 mins from Rugby Train Station. Paddock House, formerly known as "The Old Bake House" retains some original features having exposed beams and feature fireplace With gas central heating, 4 double bedrooms, 4 reception rooms and a breakfast kitchen you will not be disappointed. New Upvc windows to front and side, a downstairs shower room, utility, large family bathroom/shower room upstairs and driveway in a private walled garden with a lawn and mature borders. The patio is a little sun trap tucked away to the rear of the conservatory. With **GREAT AMENITIES** including SHOP/POST OFFICE, several PUBS, BISTRO, SCHOOL and CHURCH. There are lovely COUNTRYSIDE WALKS on YOUR DOORSTEP. If you are looking for a home to add value to in a fabulous village with great amenities, then this could be the one for you. Please call to arrange a viewing.

- NO CHAIN - NEW uPVC WINDOWS TO FRONT
- 4 RECEPTION AREAS + HOME OFFICE
- GROUND FLOOR SHOWER ROOM
- OFFROAD PARKING
- COUNCIL TAX BAND - F / EPC - D

- 4 DOUBLE BEDROOMS
- FAMILY BATHROOM WITH SEPERATE SHOWER
- PRIVATE REAR GARDEN
- FREEHOLD
- CHARACTER VILLAGE HOME