



13 Ashby Road

Gilmorton, Lutterworth, LE17 5LY

**Guide price £350,000**

# LARGE PRINCIPLE SUITE INCLUDES AN AMERICAN STYLE DRESSING ROOM AND LARGE ENSUITE



## Description

TARDIS comes to mind with this GEM of a VILLAGE HOME. Situated in the VERY POPULAR GILMORTON VILLAGE less than 10 MINUTES from LUTTERWORTH town centre and EXCELLENT ACCESS TO M1,M6,A5 and RUGBY TRAIN STATION. This HOME BOASTS great ACCOMMODATION to suit MOST FAMILIES needs. Whether you are SINGLE, a COUPLE or FAMILY, this HOME TICKS ALL THE BOXES. Downstairs offers a LARGE LIVING FAMILY KITCHEN DINER with UTILITY, INTEGRAL GARAGE, LOUNGE, 3 BEDROOMS and with the PRINCIPLE SUITE being TO DIE FOR. You have an AMERICAN STYLE DRESSING ROOM as well as a LARGE ENSUTE to compliment this HUGE PRINCIPLE BEDROOM. For your chance to view please contact the selling agents CARTER OLIVER PROPERTY as soon as possible.

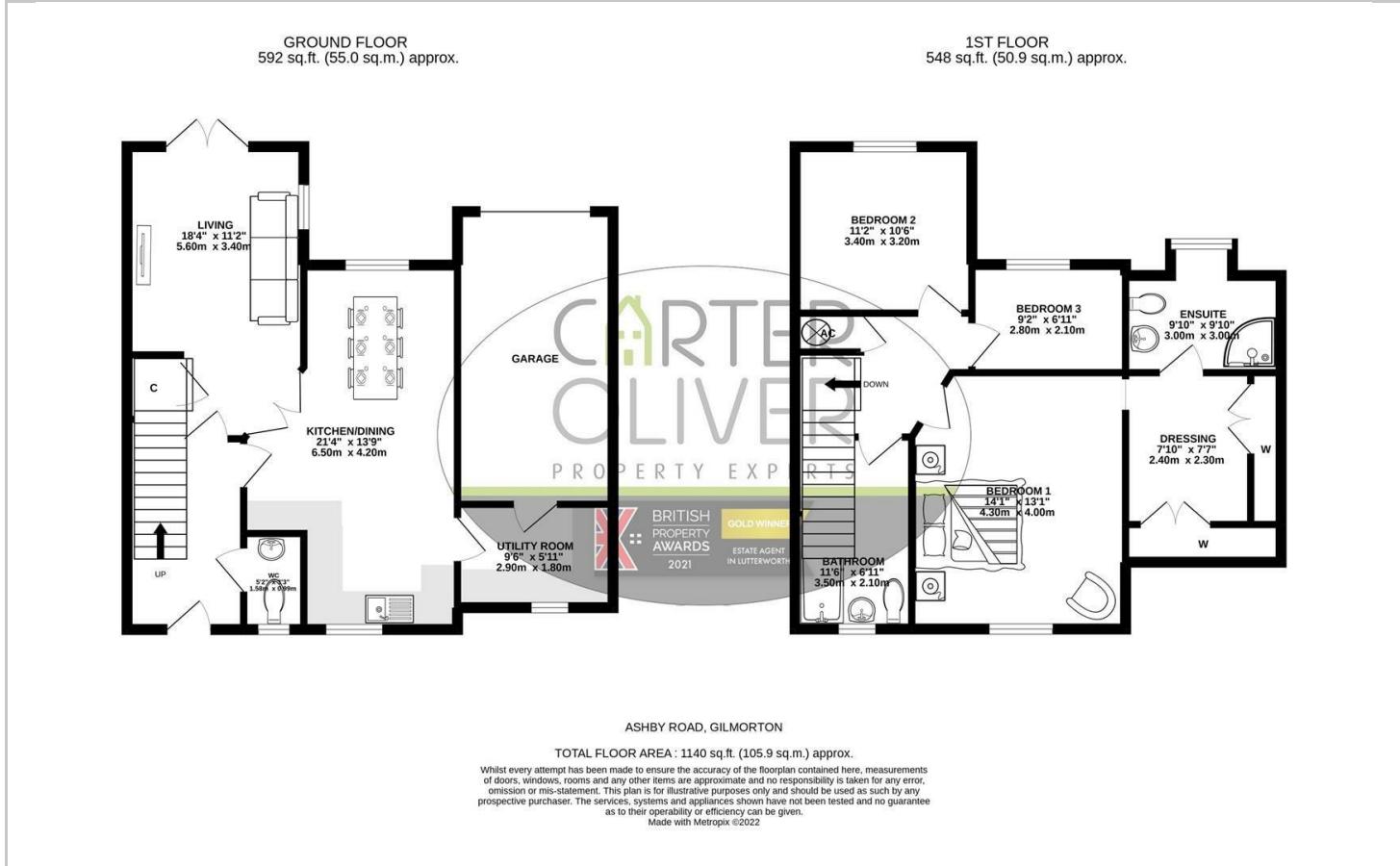
- TERRACED VILLAGE HOME
- 3 BEDROOMS
- LARGE PRINCIPLE SUITE
- SEPERATE LOUNGE
- LIVING FAMILY KITCHEN/DINER
- INTEGRAL GARAGE + 2 PARKING SPACES
- LARGE AMERICAN STYLE DRESSING AREA
- UTILITY / STUDY ROOM
- COUNCIL TAX BAND - D
- EPC - B



# LARGE LIVING FAMILY KITCHEN DINING SPACE



## Floor Plan



## Area Map



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

