

Ulverscroft Close Ashby Road, Gilmorton, LE17 5LY



£950,000



Service without compromise

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Ground Floor

As you step into the grand hallway, you are greeted by solid oak flooring and a galleried staircase, which features a convenient cupboard for storage. The formal dining room exudes character with its Victorian cast iron fireplace, creating a warm and inviting atmosphere for family gatherings. The spacious sitting room, also adorned with solid oak flooring, boasts a fireplace that houses a multi-fuel stove, ensuring a cosy retreat during the colder months. French doors open seamlessly onto the garden terrace, allowing for a delightful connection between indoor and outdoor spaces. At the heart of the home lies the fabulous open plan living dining kitchen, designed for both functionality and style. With limestone underfloor heating throughout, this area is both comfortable and inviting. Three sets of French doors provide direct access to the garden, while a stunning roof lantern floods the space with natural light. The kitchen is fitted with a wide range of bespoke cabinets complemented by granite surfaces, featuring a Rangemaster oven, integral full-height fridge and freezer, and a dishwasher. The central island not only offers additional storage but also serves as a breakfast bar, making it the perfect spot for casual dining. There is ample space for a full-sized dining table, ideal for entertaining friends and family. In the living area the fireplace housing a coal effect gas fire adds a touch of warmth making this a fabulous space to relax or to read a book. Completing this remarkable property is a cloakroom that provides ample room for hanging outdoor coats and boots, alongside a utility cupboard that accommodates a washing machine and tumble dryer.

First Floor

As you ascend the staircase, you are greeted by a spacious landing adorned with a large window that floods the area with natural light, creating a warm and inviting atmosphere. The principal bedroom is a true sanctuary, featuring a stunning vaulted ceiling with exposed beams that add character and charm. The wooden floorboards enhance the rustic appeal, while a set of French doors opens up to breathtaking views of the beautifully landscaped gardens. This room also boasts a generous walk-in wardrobe, providing ample storage space. The ensuite bathroom is a luxurious retreat, complete with dual wash hand

basins, a standalone bath for relaxation, and a separate shower for convenience. In addition to the principal suite, the property includes three further double bedrooms, each showcasing delightful Victorian cast iron fireplaces, which serve as a lovely nod to the home's heritage. The family shower room is thoughtfully designed with dual wash hand basins and a spacious walk-in shower, ensuring that both functionality and style are at the forefront.

Gardens

The gardens serve as a private oasis, thoughtfully designed for ease of management while providing a delightful space for all to enjoy. An extensive paved patio lies adjacent to the rear of the property, creating an ideal setting for entertaining friends and family. Whether basking in the sun or seeking shade all year round, this outdoor area is perfect for both children to play and adults to unwind. The mature planting throughout the garden ensures a vibrant display of colour and interest across all four seasons, making it a truly enchanting environment. For those with a green thumb, the allotment area boasts a variety of fruit trees, including plum and apple, alongside an array of soft fruits such as raspberries and blackberries. A greenhouse complements this space, providing an excellent opportunity for gardening enthusiasts to cultivate their favourite plants. Additionally, the property features a brick-built potting shed, which offers separate storage for gardening tools and supplies. A detached studio presents a versatile space that could be utilised for a home office or even a small business, catering to the needs of modern living.

Outside & Parking

As you approach the property, you are greeted by a grand five-bar gate that opens to an extensive gravelled driveway, providing ample off-road parking for both residents and guests. The property boasts a spacious double garage, equipped with power and light, making it an ideal space for vehicles or additional storage. The surrounding area is tranquil and picturesque, characteristic of the idyllic countryside, yet it remains conveniently close to local amenities and transport links.

Location

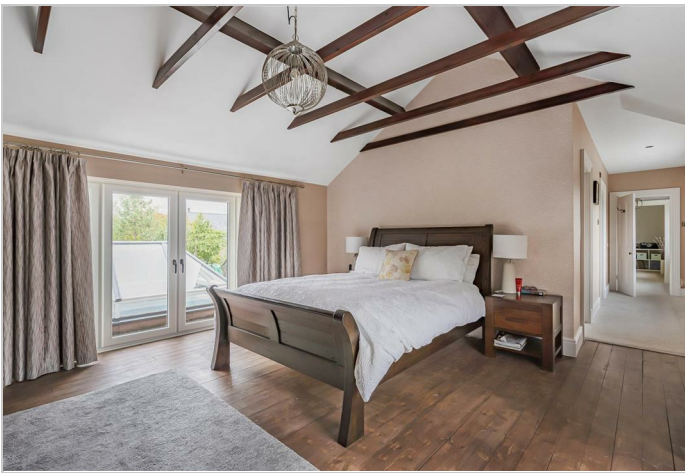
Gilmorton is a tranquil rural haven in South Leicestershire, offering a perfect blend of countryside living and convenient access to larger towns. The heart of the village is home to a local store and post office, where you can find everyday essentials, as well as a delightful deli offering fine cheeses, charcuterie, and olives. For those who enjoy socialising, the village pubs, including The Grey Goose and The Crown, provide a variety of dining options, from hearty carveries to delicious fish and chips. Families will appreciate the vibrant community spirit, with a park for children to play, and a range of activities available at the village hall and sports pavilion, including toddler groups, Scouts, and dance classes. For those seeking leisure activities, tennis courts and an outdoor gym circuit are also nearby. The village primary school, Gilmorton Chandler CE, has received an Ofsted rating of 'good', while secondary education options include the 'outstanding' Lutterworth High School and other reputable institutions. Transport links are excellent, with easy access to junction 20 of the M1 within three miles, and rail services providing swift connections to London St Pancras and Euston. For family outings, the surrounding area offers a wealth of activities, from scenic walks along the Grand Union Canal to engaging experiences at local farms and attractions.

Vendors Note

"Within moments of seeing Ulverscroft Close and the setting, we knew our search for a home in the country was complete. What we also saw was the possibility to create a modern family friendly home, retaining all of the Victorian character and charm. The old kitchen was extended along the garden courtyard and into the adjacent stable block. This, with the orangery roof, floods the area with light and allows panoramic views of the nearby garden. The principal bedroom was large, but dominated by low ceilings and fitted pine furniture. All of this was removed revealing a beamed vaulted space which has transformed the entire room. The sitting room had no real focal point, so we created an oak/slate fire place, giving the splendid fire, a perfect setting. The semi derelict garage used to store logs, was complete remodelled and is now a home office, art studio and play room for our grandchildren.

Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.



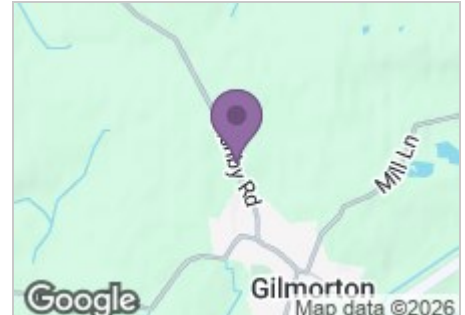
Road Map



Hybrid Map



Terrain Map



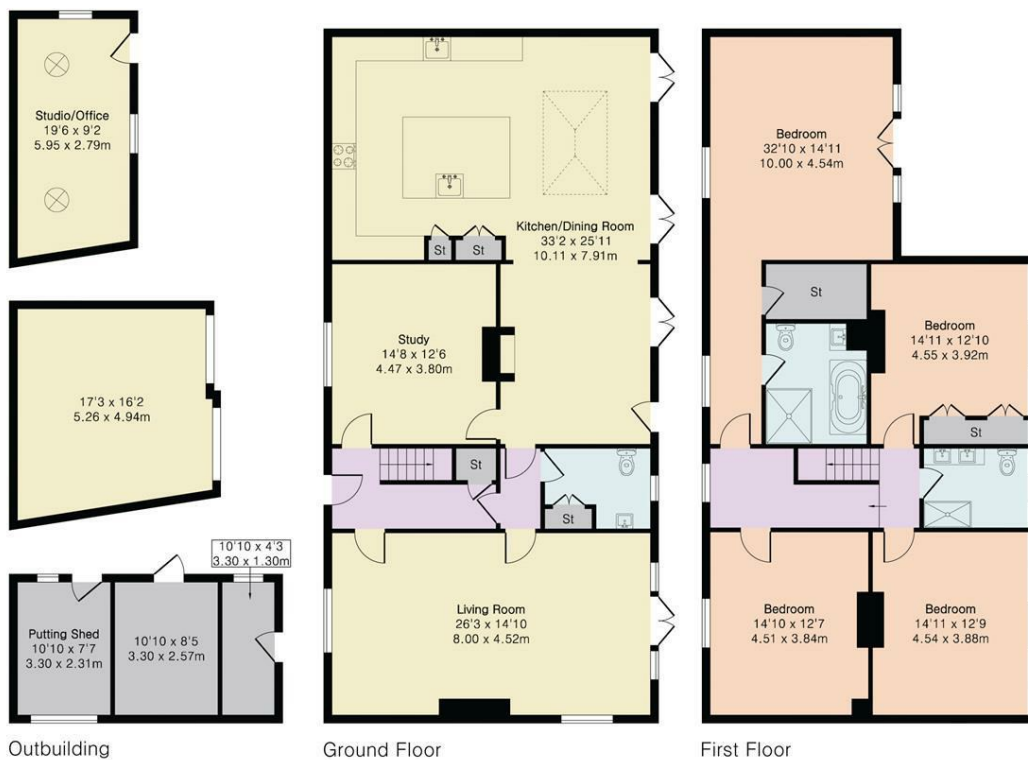
Floor Plan

**Approximate Gross Internal Area 2661 sq ft - 247 sq m
(Excluding Outbuilding)**

Ground Floor Area 1433 sq ft – 133 sq m

First Floor Area 1228 sq ft – 114 sq m

Outbuilding Area 649 sq ft – 60 sq m



Viewing

Please contact our Lutterworth Sales Office on 01455886670 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

