



Homeland, Ashby Road, Gilmorton, Lutterworth, Leicestershire, LE17 5LY

HOWKINS &
HARRISON



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Gilmorton, Lutterworth, LE17 5LY

Offers in Excess of: £750,000

Set back from the road, this substantial and beautifully extended five/six-bedroom family home offers an outstanding blend of space, versatility, and modern living. Thoughtfully designed and finished to a high standard throughout, the property is perfectly suited for growing families and those who enjoy entertaining, with a wealth of flexible accommodation across two floors. On arrival, the property immediately impresses with its generous frontage and a large driveway providing off-road parking for numerous vehicles, ideal for families with multiple cars or visiting guests. The heart of the home is an impressive open plan kitchen/dining/family room with a stunning roof lantern and bi fold doors. A versatile additional ground floor room offers excellent flexibility to suit a variety of lifestyle and business needs. Benefitting from access to a nearby shower room, this adaptable space could serve as a sixth bedroom, making it ideal for multi-generational living or visiting guests. Alternatively, the room presents an exciting opportunity for those wishing to work from home, lending itself perfectly to a home office, consultation room, beauty treatment studio, physiotherapy or osteopathy practice, counselling room, or similar client-facing business use (subject to any necessary consents). The space could also be utilised as a playroom, hobby room, media room, offering buyers the flexibility to tailor it to their individual requirements.



Features

- Beautifully presented and finished to a high specification throughout
- Modern detached family home
- Large driveway providing parking for numerous vehicles
- Stunning open-plan kitchen/dining/family room with underfloor heating
- Multiple reception rooms
- Six bedrooms
- Family bathroom & two en-suites
- Dual aspect living room
- Utility room and downstairs cloakroom
- Home gym/office
- Private south-west facing garden
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Location

Gilmorton is a very sought-after Leicestershire village boasting a number of local amenities including a well reputed primary school and a post office/village shop. The village is ideally situated for easy access to the motorway network at Junction 20 or 21 of the M1, making it very attractive to the commuter. Train services are also available from Rugby, which offers a regular high speed service to London Euston in just under 50 minutes, and from Market Harborough to London St. Pancras. The village has a very active community scene with three popular public houses, a local sports pavilion, park, tennis courts and recently installed outside gym.



Ground Floor

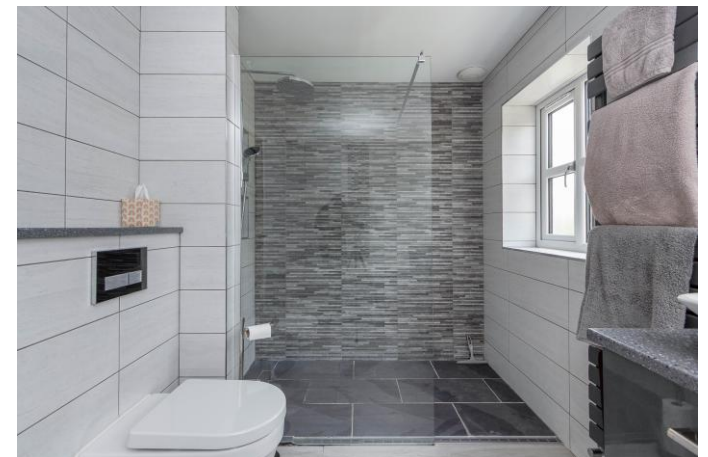
Entering the home, you are welcomed by a spacious and airy entrance hall, creating a strong first impression. This central space provides access to all principal ground floor rooms and includes a large understairs storage cupboard, perfect for coats, shoes, and additional household storage. Positioned to the right is a versatile reception room, featuring front facing windows that allow for plenty of natural light, making it an ideal home office or a formal dining room. Continuing down the hallway, a well presented downstairs cloakroom is conveniently located, complete with wash basin, storage, and WC. The main living room is a generously proportioned and beautifully light space benefiting from dual aspect windows overlooking the front of the property, along with double patio doors that open directly onto the rear garden. This room is finished with comfortable carpeting, creating a warm and inviting setting for relaxation. The true heart of the home is undoubtedly the impressive open plan kitchen/dining/family room, designed with both functionality and style in mind. The kitchen features a large central island incorporating an induction hob, with an oven and grill neatly positioned below. There is an integrated dishwasher, sink, extensive cupboard and storage, and the added luxury of a built-in wine cooler. This entire space benefits from underfloor heating, ensuring comfort year-round, while integrated speakers and modern spotlights enhance the contemporary feel. The dining area is equally impressive, flooded with natural light from the large roof lantern above and offering seamless indoor outdoor living via both bi-fold doors and additional patio doors that open onto the garden, perfect for entertaining or family gatherings. Leading off the kitchen is a separate utility room, providing further practicality with space for a washing machine and tumble dryer, an additional sink, and housing for the boiler. A door from here offers direct access to the side of the property. An excellent addition to the ground floor is a spacious double guest bedroom. This room benefits from its own en-suite bathroom, complete with underfloor heating, making it ideal for visiting guests, extended family, or even independent living arrangements.





First Floor

To the first floor, the property continues to impress with a bright and spacious landing area, enhanced by a window that allows natural light to flood in. The entire first floor is fully carpeted, adding to the sense of comfort. From the landing, there is access to a large loft space, which is boarded and equipped with lighting and a ladder, offering excellent additional storage potential. The first floor comprises five further well proportioned bedrooms, all offering flexibility to suit a variety of needs. Immediately to the right is the sixth bedroom, currently utilised as a walk-in wardrobe but equally suited as a nursery, home office, or guest bedroom. Adjacent is the fifth bedroom, overlooking the front of the property. The family bathroom is stylishly appointed and features a luxurious Jacuzzi bath with waterfall shower overhead, WC, wash basin, heated towel rail, and an airing cupboard for added convenience. Bedroom three and four, both with views to the front and rear respectively, offer comfortable accommodation for family members or guests. Completing the first floor is the impressive principal bedroom suite, formed as part of a thoughtful extension. This spacious room overlooks the front of the property and benefits from a beautifully finished en-suite bathroom with underfloor heating, a large bath, walk-in shower with waterfall feature and separate shower head, WC, and wash basin.

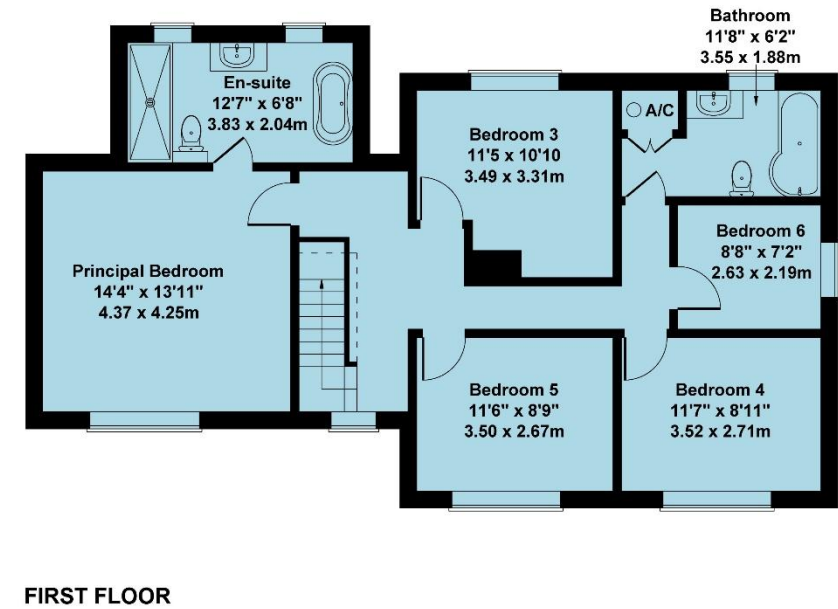
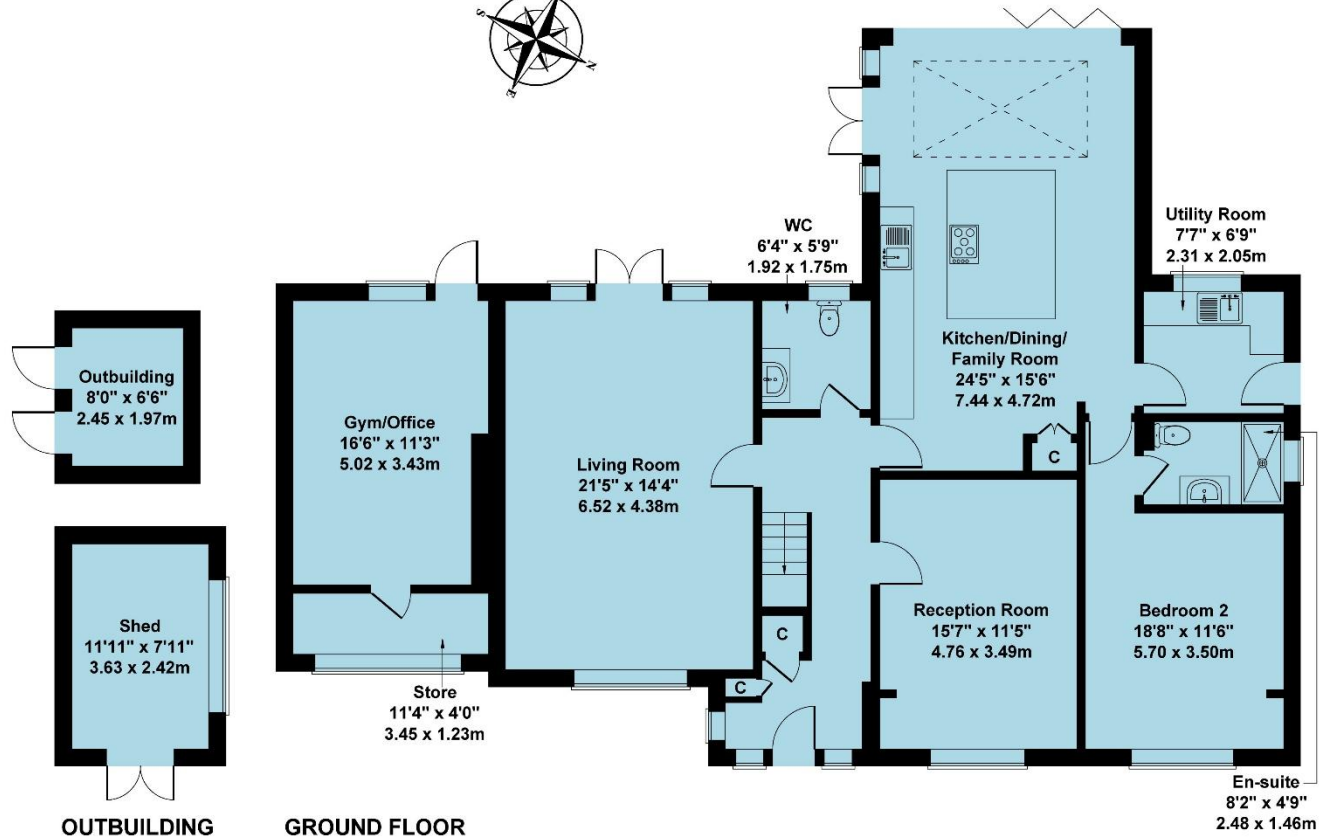






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Approximate Gross Internal Area
House = 2530 sq ft - 235 sq m
Outbuildings = 151 sq ft - 14 sq m
Total = 2681 sq ft - 249 sq m



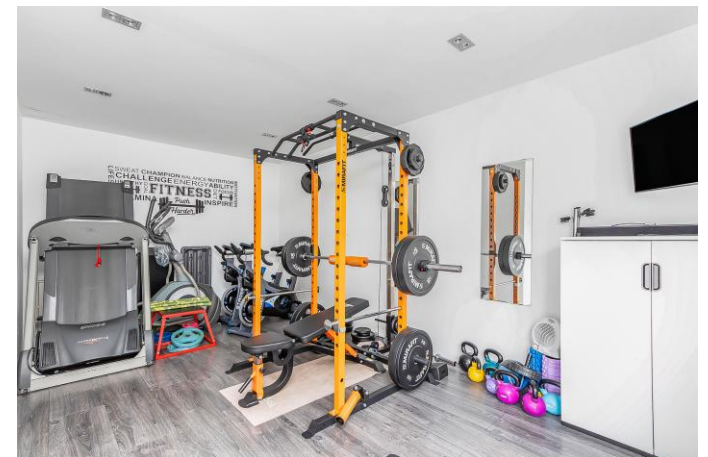
Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Outside

Externally, the generous rear garden is a standout feature of the property. Enjoying a private southwest facing aspect, it is perfectly positioned to capture sunlight throughout the day and into the evening. The garden is mainly laid to lawn and has been thoughtfully arranged to provide multiple seating and entertaining areas, including a newly installed decking space, ideal for outdoor dining or relaxing. To the left, an additional seating area offers further versatility. The former garage, accessed by a pedestrian door from the rear garden, has been converted into an impressive gym, behind which is a storage area which can be accessed to the front of the property via the original garage door.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01455-559203.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Harborough District Council Tel:01858-828282.
Council Tax Band – G.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	76	79
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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