



South Lodge
Walcote Road | South Kilworth | Lutterworth | Leicestershire | LE17 6EQ

SOUTH LODGE



An extended detached bungalow in an enviable rural position in south Leicestershire, with over 3,000ft² of accommodation.



KEY FEATURES

South Lodge is an attractive, modernised and extended single storey dwelling, tucked away down a long drive, occupying a plot of just under half an acre. The property has been extended recently with a large garage which could also provide multigenerational living as a sizable annex to the main house, which has just over 3000 ft² of accommodation, with five well-proportioned bedrooms, a large entrance hall, large family bathroom, a conservatory with panoramic views of the gardens and a spectacular lounge with views to both the front, side and rear, plus a large kitchen/breakfast room. The gardens overlook the neighbouring countryside and there is extensive parking with a gated gravel driveway. The house offers the convenience for a buyer of no onward chain and is ideally suited for those purchasers' seeking privacy and a rural lifestyle, given its privileged position with open fields to the rear. The house offers the convenience for a buyer of no onward chain and solar panels with inverter batteries, providing a considerable saving compared to normal oil-fired homes in rural communities.

Ground Floor

The property has a large and welcoming entrance hall, with double glazed door, direct access to a potential study area, which leads on to the conservatory, which has electric heating and UPVC double glazed windows providing panoramic views of the garden and direct access to the rear patio. There's a cloakroom just off the entrance hall with low-level WC and wash basin and oak veneered doors lead to all of the bedroom's bathroom and living spaces. The lounge is a spectacular size with French double glaze doors to both front and rear and two double glaze windows to the side offering great views of the gardens. There is a hardwood floor and an open fireplace with surround and hearth.

At the far end of the house is a large kitchen/dining room with views of the frontage and fitted with a range of shaker style units and timber work surfaces. Just off the kitchen is a study/bedroom 5 that overlooks the rear garden and has a matching laminate floor.

There are four more bedrooms down the hall with a large principal bedroom overlooking the frontage, all served by a well-equipped family bathroom with separate shower cubicle, bath, wash basin and low-level WC.









SELLER INSIGHT

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When we first found this home, we were looking for a peaceful countryside setting where we could raise our children with plenty of space to play and explore outdoors, and this place offered exactly that.

The house itself feels bright and welcoming. Our favourite room is the lounge with its triple aspect, filled with light, and the open fire makes it wonderfully cosy in the winter months. The layout works brilliantly for family life too, with the kitchen and office at one end and the bedrooms and lounge at the other. The new garage and annexe, added in 2023, has been a fantastic addition, especially with its bifold doors that open out onto the decking, it's such a versatile space.

We've loved how private and secluded it feels here, it's very pretty throughout the seasons and well connected to village life. The electric gates and generous parking make coming and going so easy, and we often sit out in front of the garage for barbecues and evening drinks, it's a real sun trap. The back garden is another favourite spot, completely private and full of fruit trees, with large decking that's perfect for relaxing or entertaining.

It's been a wonderful home to raise our family. The children have all gone to the primary school just half a mile away in the heart of the village, and the sense of community here has been lovely. Our neighbours are great; everyone looks out for one another without being intrusive.

The location really is ideal. The village has a fantastic butcher and a welcoming pub, and our children have loved going to the youth club in the village hall on Wednesday evenings. There's a bus that passes the top of the drive taking you to Lutterworth or Market Harborough, and a petrol station and shop just down the road in Walcote. Lutterworth itself is only five minutes away and has everything you could need, supermarkets, a sports centre, and great local facilities.

*After twelve happy years here, we know it will make a wonderful home for someone new, whether that's a family looking for space and fresh air, or a couple wanting peace, privacy, and countryside charm. It's truly a special place, and we've been extremely happy here.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















Outside & Parking

Outside the property is situated down a third of a mile driveway with electric private gates that lead to a large frontage with off-road parking for as many as 10 vehicles and direct access into the garage. There's a lawn area at the front of the property that neighbours the sitting room. The rear of the house is not overlooked and has panoramic views of Leicestershire countryside, a useful shed and storage building and a patio and raised decking with pergola.

Garage (Potential Annex)

The garage is part of a recent extension which for vehicle enthusiasts is a fantastic facility, with its electric roller door, its own cloakroom and a utility area with sink. Its currently used as a perfect workshop with bifold doors leading to the garden. That said with very little imagination and with its own adjacent entrance hall, neighbouring the current kitchen, this area could easily be rearranged as an annex for an independent family member, further enhancing the accommodation.





LOCATION

South Kilworth is a small rural village and civil parish in Leicestershire, within the Harborough district of the East Midlands. It lies just south of its sister village, North Kilworth, surrounded by open countryside and farmland. The village has grown steadily over time, with a population that was around 430 in 2001, rising to over 500 a decade later, and continuing to grow modestly since.

Its origins date back to the Domesday Book, where both North and South Kilworth were recorded under earlier names such as “Chivelesworde” and “Cleveliorde.” The name “Kilworth” is believed to derive from Old English terms describing an enclosed settlement or yard. During the medieval period, the area included land connected to Selby Abbey in Yorkshire, and records mention a grange with a dry moat and fishponds nearby.

Today, South Kilworth retains a strong village identity with a Church of England primary school that serves as a focal point for families in the area. The village hall plays an important role in community life, hosting local events, clubs, and social gatherings. The White Hart pub, which dates back several centuries, adds to the village’s traditional character.

Although the village itself is quiet and residential, with limited local services, it benefits from easy access to nearby towns such as Lutterworth and Market Harborough, which provide shops, restaurants, and other amenities. South Kilworth offers a classic English village setting with a mix of historic charm and rural tranquillity.



INFORMATION



Services, Utilities & Property Information

Tenure – Freehold.

EPC Rating – D.

Council Tax Band – E.

Local Authority – Harborough District Council.

Property Construction – Standard – brick and tile.

Electricity Supply – Mains and solar panels.

Water Supply – Mains.

Drainage & Sewerage – Septic Tank. There will be maintenance costs involved – please speak with the agent for further information.

Heating – Electric.

Broadband – Currently using Starlink with FTTC Broadband connection available – we advise you to check with your provider.

Mobile Signal/Coverage – Some 4G and 5G mobile signal is available in the area – we advise you to check with your provider.

Parking – Double garage and off-road parking for 10 vehicles.

Special Notes – The property is subject to restrictive covenants, rights, and easements. Shared private drive – there are maintenance costs involved. The property benefits from solar panels, installed in 2019, which are owned outright by the current owners and connected to the National Grid. The system includes a battery storage unit, fitted in October 2024, for improved energy efficiency. Please speak to the agent for more information.



Directions – LE17 6EQ ///introduce.overjoyed.adopt

Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Heritage 07894561313

Website

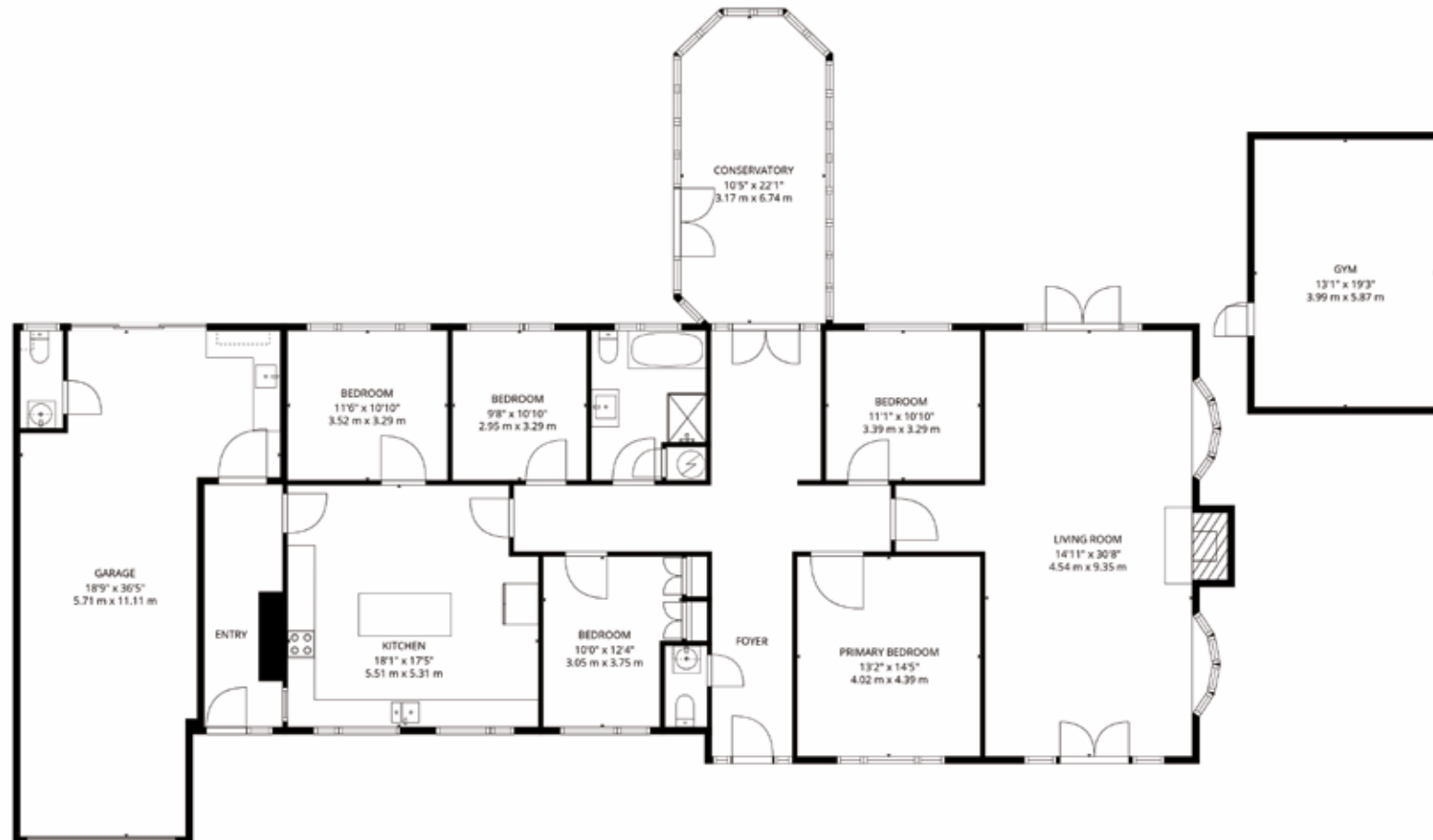
For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



TOTAL: 3044 sq. ft, 283 m2
FLOOR 1: 3044 sq. ft, 283 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Property
Redress**



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 06.08.2025

FINE & COUNTRY



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



CLAIRE HERITAGE AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

Fine & Country Rugby
01788 820070 | 07894 561313 | 07714 515484
claire.heritage@fineandcountry.com
sam.funnell@fineandcountry.com

Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Rugby
5 Regent Street, Rugby, Warwickshire CV21 2PE
01788 820062 | rugby@fineandcountry.com

