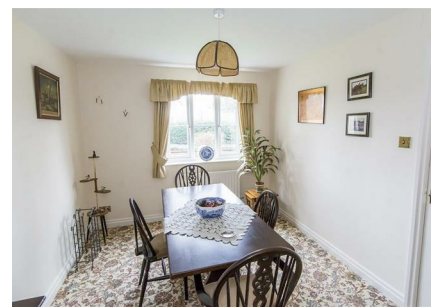


## South View Dag Lane, North Kilworth, LE17 6HD



### Offers In The Region Of £450,000

A fabulous opportunity had arisen to purchase this individually designed and built three bedroom detached property which is situated on a quiet backwater location in the popular village of North Kilworth. This home offers flexible family living accommodation set over two floors and has the advantage of having a private garden with field views, a single garage with electric door and ample off road parking. The accommodation comprises: Entrance hall, cloakroom, ground floor WC, spacious lounge, separate dining room, bedroom three / work from home office and a bathroom. On the first floor you will find two double bedrooms with fitted wardrobes and a bathroom with a separate shower. Offered with no upward chain and early viewing is advised.

*Service without compromise*

Entrance Hall 9'07" x 4'04" (2.92m x 1.32m )



Enter via a Upvc front door to this spacious hall having radiator.

Cloakroom 4'05" x 4'09" (1.35m x 1.45m)



A good sized cloakroom with door to the WC and a radiator.

WC 4'05" x 3'08" (1.35m x 1.12m )



Obscure window to front, low level WC and ceramic wall tiles.

Lounge 20'00" x 16'11" (6.10m x 5.16m)



A spacious lounge benefitting from two sets of French Doors to the rear overlooking the garden. The stairs lead up to the first floor. Two radiators

Lounge ( Photo Two )



Utility Room 9'10" x 6'10" (3.00m x 2.08m)



Kitchen 9'02" x 12'11" (2.79m x 3.94m)



Fitted with a wide range of cabinets with complimenting worksurfaces, to include a bowl and a half sink unit, single oven, electric hob and extractor hood. There is a breakfast bar seating area, a tiled floor and a radiator.

Having space for washing machine and tumble dryer, fitted with wall and base units and a stainless steel sink unit Tiled floor and a back door gives access to the garden

Inner Hall 6'00" x 2'00" (1.83m x 0.61m)

Communicating doors to the bathroom, dining room and bedroom three/ study.

Dining Room 9'03" x 13'08" (2.82m x 4.17m)



The dining room has a window to front and a radiator

**Bedroom Three/Study 10'00" x 7'07" (3.05m x 2.31m)**



This flexible room has a window to the front aspect and a radiator

**Bathroom 5'07" x 7'05" (1.70m x 2.26m)**



Fitted with Low level WC, bath with separate shower, pedestal hand wash basin and ceramic wall tiles. Obscure glazed window to the side aspect.

**Landing**



Window to the side of the property, communicating doors to the bathroom and bedrooms. There is an airing cupboard housing the hot water cylinder.

**Bedroom One 20'00" x 13'08" (6.10m x 4.17m)**



Principal bedroom having the benefit of built-in wardrobes with mirrored sliding doors. Radiator and window to the front aspect.

Bedroom One ( Photo Two )



Main Bathroom 9'00" x 7'09" (2.74m x 2.36m)



Fitted with low level WC, bidet, pedestal hand wash basin. Bath with shower over and separate shower enclosure. Ceramic wall tiles and extractor fan.

Bedroom Two 16'00" x 9'00" (4.88m x 2.74m )



Double bedroom to include built in wardrobes with sliding doors. A window to the rear aspect and a radiator.

Main Bathroom ( Photo Two )



Bedroom Two ( Photo Two )





## Garden



The private rear garden enjoys rural views and is mainly laid to lawn with well stocked shrub borders and a paved patio. Gated side access.

## Garden ( Photo Two )



## Garden ( Photo Three )



## Outside & Parking



The front garden is walled and is mainly laid to lawn .The block paved drive provides ample off road parking and leads to the garage. Gated side access to the garden.

## Garage

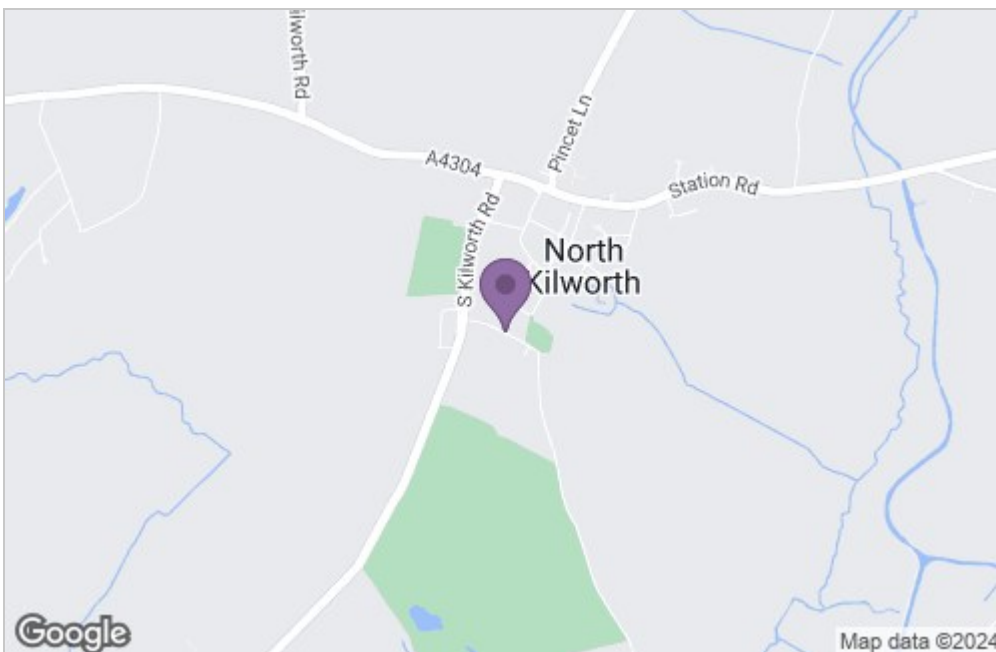
A single integral garage with an electric door to the front, a personal door and window to the side. Power and light is connected.

## Floor Plan

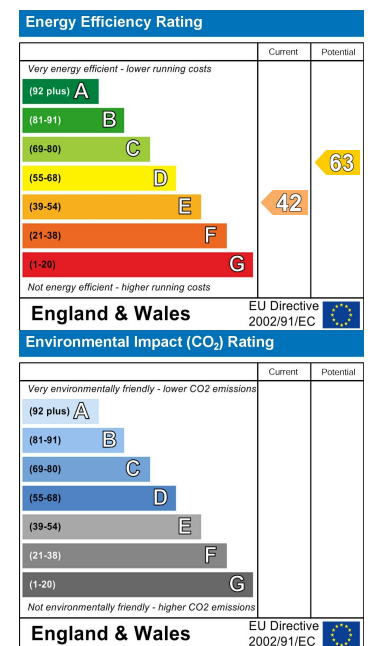


Total area: approx. 159.1 sq. metres (1713.0 sq. feet)

## Area Map



## Energy Efficiency Graph



*Service without compromise*