

## 2 The Sycamores, South Kilworth, LE17 6EW



**£475,000**

Adams & Jones are delighted to offer for sale this beautifully presented four bedroom detached family home which has been improved and lovingly cared for by the current owners. Situated in a quiet cul-de-sac location in the pretty village of South Kilworth this home offers spacious living accommodation set over two floors. The living space comprises, entrance porch that opens into the hallway, the bay-fronted lounge has a log burning stove, the stunning dining kitchen is the heart of the home and opens into a stylish conservatory. On the first floor you will find four generous bedrooms with the master having a modern En-suite and there is also a modern family bathroom. Outside there is a stunning landscaped garden which is the ideal spot to enjoy al-fresco dining and to soak up the sun in the summer months and to the front is a block paved drive and a single garage/ utility room. Offered with no upward chain, early viewing is advised to avoid disappointment.

*Service without compromise*

## Living Here

Number 2 The Sycamores, our home, we have loved living here for the last five and a half years. Moving to a beautiful picturesque village in the heart of the South Leicestershire countryside was the dream. Over the first two years we slowly renovated the bathroom, En-suite and downstairs cloakroom to fit with our lifestyle choices using modern, sleek and up to date touches to fit with rest of the home. The flow of our home from sitting room to the large kitchen diner and into the colonial style feel conservatory feels just right. Plenty of space to host family, friends and neighbours. In the summertime we throw open both sets of double doors between these rooms and the French doors out into the garden making it a perfect party/barbeque entertainment space. Conversely, during the winter we close the doors and enjoy the cozy aspects of the lovely log burner, making winter a warmer season all round. A lovely welcoming community awaits the buyer, and The Sycamores residents have a close neighbourhood vibe. South Kilworth has an active social calendar if that is what appeals; if not, then that is equally okay. Lose yourselves on one of the many countryside walks in the area, including around the reservoir, across the fields, alongside the canals or down the public footpaths, the local countryside is both breathtaking and beautiful.

## Porch 6'1" x 7' (1.85m x 2.13m)

This useful porch has a coir matting and is the perfect space to hang all your outdoor coats. Enter via an opaque double glazed door with side windows and a personal door gives access to the garage. A composite door opens into the hall.

## Entrance Hall 14' x 7' (4.27m x 2.13m)



The welcoming hall has ceramic floor tiles, radiator and a useful under stairs storage cupboard. The stairs rise to the first floor accommodation.

## Cloakroom 4'1" x 3' (1.24m x 0.91m)



Fitted with a modern low level WC, square hand wash basin set onto a bespoke set of drawers, heated towel rail, half height ceramic wall tiles and luxury vinyl flooring.

Sitting Room 17' x 10'8" (5.18m x 3.25m)



The bay-fronted sitting room has a wood burning stove set onto a slate hearth with an engineered timber mantle over. A set of double doors open into the dining kitchen.

Kitchen/ Dining Room 27'5"max x 12' max (8.36mmax x 3.66m max)



With under-floor heating this spacious dining kitchen is the heart of the home and is fitted with a wide range of modern cream cabinets with complimenting granite surfaces. Porcelain bowl and half sink with mixer taps. Rangemaster Electric oven with extractor canopy over. Integrated fridge -freezer and dishwasher. Breakfast bar seating area with granite surface. The dining room is open-plan to the kitchen and is the ideal space to entertain friends and family. Dual rear aspect windows and a door opens into the conservatory.

Kitchen/ Dining Room Photo Two



Dining Room Photo



Conservatory 15' x 11'8" max (4.57m x 3.56m max)



This stylish conservatory is a versatile living space and has ceramic tiled flooring, bespoke blinds, two radiators and a set of French doors that open into the garden.

First Floor landing



Giving access to all the bedrooms and the family bathroom. There is an airing cupboard and the loft is accessed via a loft ladder.

Master Bedroom 15' x 10'8" (4.57m x 3.25m)



A generous double bedroom with dual aspect windows to the front, a radiator and a wide range of bespoke fitted wardrobes. A door opens into the En-suite.

En-Suite 7' x 6'0" (2.13m x 1.83m)



Fitted with a modern back to wall WC, square wash hand basin set onto a bespoke set of drawers, double width shower enclosure with sliding doors, attractive mosaic ceramic wall and floor tiles, heated towel rail and an opaque window.

**Bedroom Two 12'11" x 8'8" (3.94m x 2.64m)**



A double bedroom with a window to the front and a radiator.

**Bedroom Four 8'7" x 7' (2.62m x 2.13m )**



A single bedroom with a window to the rear aspect, radiator and a built-in wardrobe.

**Bedroom Three 10'8" x 10'7" (3.25m x 3.23m)**



A double bedroom with a window to the rear aspect, oak laminate flooring and a radiator.

**Bathroom 7' x 6'1" (2.13m x 1.85m )**



Fitted with a modern back to wall WC, square hand wash basin set onto a bespoke drawer unit, a double ended bath tub with a electric shower over and side screen. Ceramic wall tiles, Karndean flooring, chrome heated towel rail and an opaque window.



## Garden



The delightful garden is the perfect space to enjoy al-fresco dining and relaxing in the summer months. Landscaped with stone paved patio and rendered walls. Raised plant and shrub beds. Timber wood store to the side, outside water tap and timber fencing. Gated side access to the frontage.

## Garden Photo Two



## Garage/ Utility 17' x 8'7" (5.18m x 2.62m)

The garage has an up and over door to the front and also a door that opens into the porch of the main house. Base unit with roll edge worktop and stainless steel sink. There is space and plumbing for a washing machine and tumble dryer. Power and light connected.

## Outside & Parking



To the front of the property you will find a block paved drive which provides off road parking and leads to the garage. Gated side access to the garden.

## Location

South Kilworth is a wonderful village full of thriving community spirit, with facilities and amenities all less than 400 yards from the property. The village is home to the very well regarded South Kilworth Primary School with playing fields and children's play area located close by. Joseph Morris Butchers is widely respected throughout most of Leicestershire and Northamptonshire as a first class butchers' since its establishment in 1930, selling locally sourced high quality meat. The White Heart free house is still a traditional local's pub and hosts a wide variety of social evenings as well as the pool and skittles teams. Alongside the local Whiskey Appreciation society of South Kilworth is host to a great social evening each month for the men of the village, and there is also a social organisation group for ladies.

## Floor Plan

### South Kilworth, Lutterworth, LE17

Approximate Area = 1437 sq ft / 133.5 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Total = 1573 sq ft / 146.1 sq m  
 For identification only - Not to scale



## Area Map



## Energy Efficiency Graph

