

## Woodbank North Road, South Kilworth, LE17 6DR



**£535,000**

Adams & Jones are delighted to offer for sale this beautifully presented four double bedroom detached family home which has been improved and lovingly cared for by the current owners. Situated in the pretty village of South Kilworth this home offers spacious living accommodation set over two floors. The living space comprises, entrance hallway, cloakroom, the bay-fronted lounge has a fireplace housing a gas fire, utility room with space for appliances, the stunning open-plan dining kitchen is the heart of the home and opens into a stylish garden room. On the first floor you will find four generous double bedrooms with the master having an En-suite and there is also a family bathroom. Outside there is a beautiful 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 garage. Offered with no upward chain, early viewing is advised to avoid disappointment.

*Service without compromise*

Entrance Hall 15'10" x 6'6" (4.83m x 1.98m)



Enter into this lovely home via a modern composite door with a window to the front aspect. Engineered wooden flooring. Radiator. Staircase rises to the first floor accommodation and there is a useful under stairs storage cupboard.

Cloakroom 6'6" x 2'10" (1.98m x 0.86m)



Fitted with a low level WC and a hand wash basin set onto a vanity unit. Ceramic floor tiles. Radiator. Opaque glazed window to the side aspect.

Lounge 20'1" x 11'11" (6.12m x 3.63m)



The spacious bay-fronted lounge has a window to the side aspect with a fireplace housing a coal effect gas fire and a radiator.

Dining Kitchen 12'10" x 22'4" (3.91m x 6.81m)



The heart of the home is this stunning open-plan dining kitchen which is fitted with a wide range of modern Teal painted cabinets with quartzite surfaces. Composite under-mounted sink with mixer taps, Neff built-in double oven, five ring induction hob with extractor canopy and there is space for a dishwasher. The spacious oak breakfast bar has seating for four and opens into the dining area where you will find ample room for a full sized dining table.

Dining Kitchen ( Photo Two)



Dining Kitchen ( Photo Three)



Dining Area Photo



Utility Room 9'3" x 8'10" (2.82m x 2.69m)



Fitted with cream cabinets and complimenting surfaces. Stainless steel sink unit with mixer taps. Space for a washing machine ,tumble dryer and fridge -freezer. The oil central heating boiler is floor mounted. Window to the rear aspect and a door gives access to the garden.

Garden Room 12'9" x 11'6" (3.89m x 3.51m)



Opening from the dining kitchen this lovely sunny addition has views over the garden with a set of bi-folding doors, roof lantern window in the garden room is remote controlled and fitted with a UV shade and rain sensor. , two vertical windows which are fitted with integral blinds, radiator and Karndean flooring. Opening out into the garden there is a canopy with outside lighting.

**Galleried Landing 12'8" x 6'8" (3.86m x 2.03m)**



This spacious galleried landing is newly decorated and gives access to all the bedrooms and family bathroom. The loft is accessed via a loft hatch.

**Master Bedroom 13'9" x 11'11" (4.19m x 3.63m)**



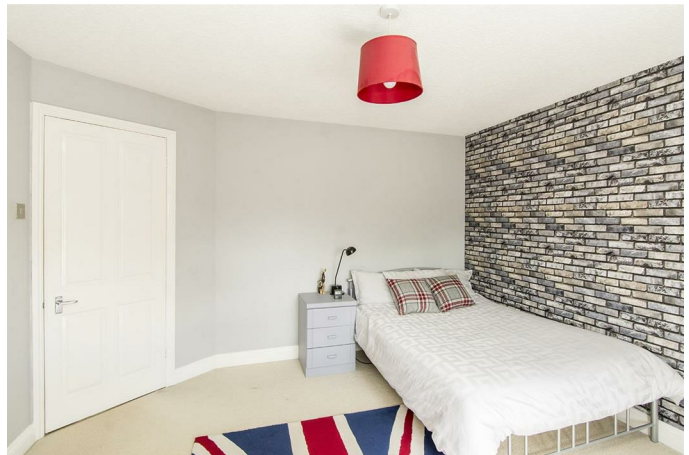
A generous double bedroom with a window to the front aspect and a radiator. A door opens into the en-suite

**En-Suite 9'6" x 5'8" (2.90m x 1.73m)**



Fitted with a low level WC, pedestal hand wash basin, walk-in shower with glass screen, chrome heated towel rail, ceramic wall and floor tiles. Opaque glazed window to the side aspect.

**Bedroom Two 12'11" x 11'11" (3.94m x 3.63m )**



A double bedroom with a window to the rear aspect and a radiator.

## Bedroom Three 10'2" x 9'11" (3.10m x 3.02m)



A double bedroom with fitted wardrobes, a window to the rear aspect and a radiator.

## Bedroom Four 16'4" x 9'3" (4.98m x 2.82m)



A spacious double bedroom with a window to the front aspect, a Velux roof window, fitted wardrobes, under eaves storage and a radiator.

## Bathroom 9'9" x 9'11" (2.97m x 3.02m)



Fitted with a low level WC, pedestal hand wash basin, bath with shower over, radiator, ceramic wall tiles and laminate flooring. Opaque glazed window to the front aspect.

## Garden



The delightful sunny garden has an attractive porcelain paved patio seating area, steps leading down to the lawn with well stocked shrub borders and specimen trees. Gated side access, out side tap and two power sockets.



Garden ( Photo Two )



Outside & Parking

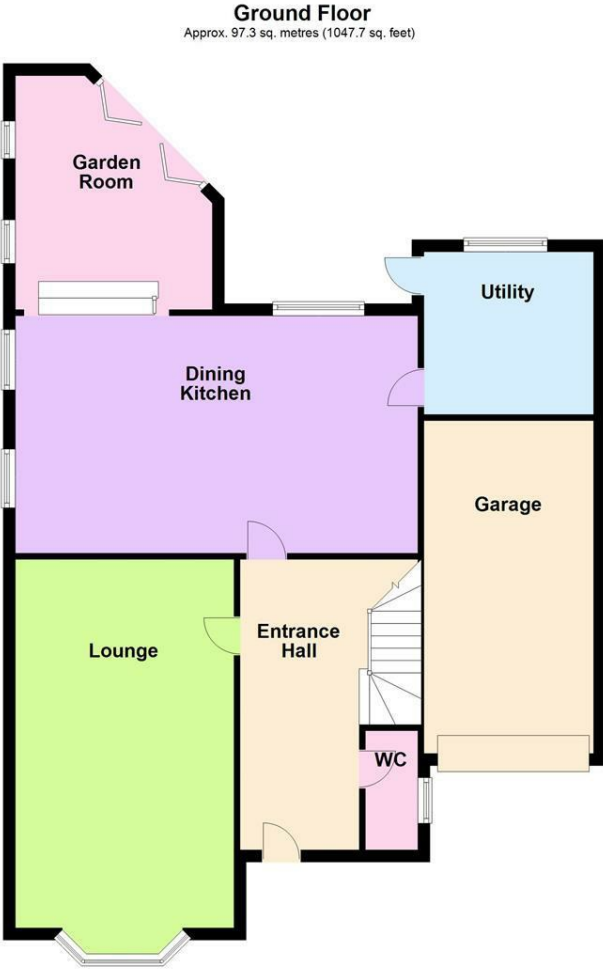


To the front of the property you will find this home is screened by mature hedging with a pretty garden having well stocked shrubs. The extensive block paved drive provides ample off road parking and leads to the garage. Gated side access to the rear garden.

**Garage 18' x " x 9" (5.49m x " x 2.74m)**

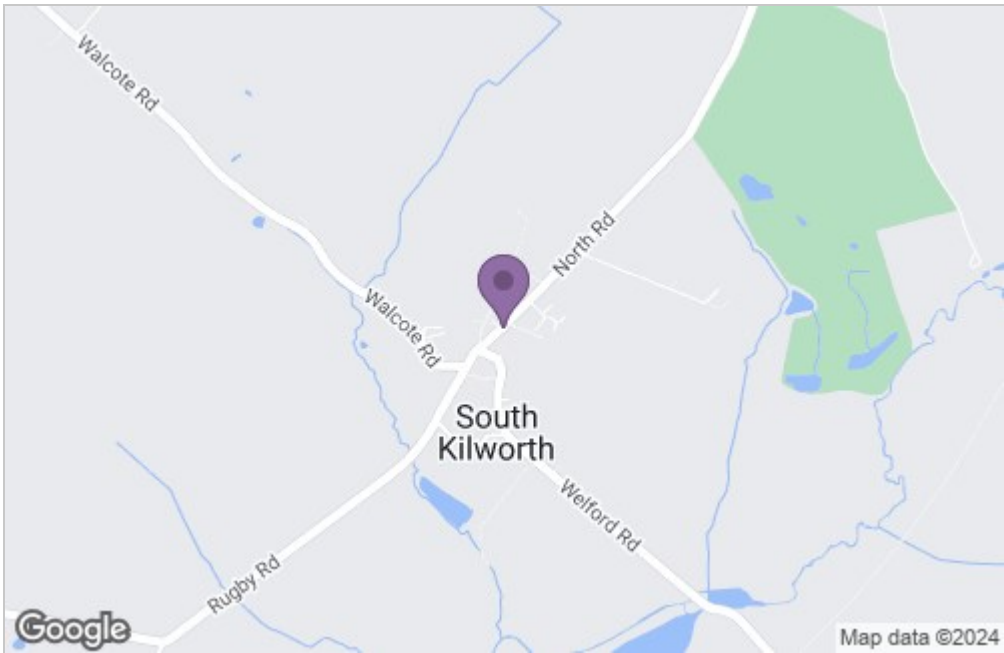
The garage has an electric roller door and power & light is connected.

## Floor Plan

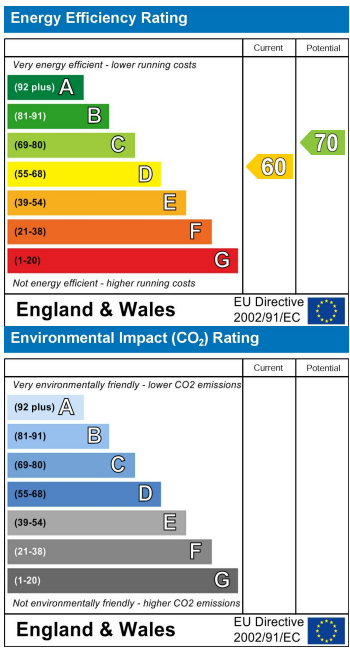


Total area: approx. 175.5 sq. metres (1888.8 sq. feet)

## Area Map



## Energy Efficiency Graph



*Service without compromise*