

## Achnasheen Welford Road, South Kilworth, LE17 6DY



**£460,000**

A rare opportunity to purchase a period detached property requiring further modernisation, as reflected within the price, but offering tremendous potential for further extension/site development. This charming house is situated towards the edge of this picturesque village.

The accommodation has an oil fired central heating system and briefly comprises: Porch, entrance hall, lounge with inglenook style fireplace and exposed beams, dining room, kitchen, inner hall, lean-to, landing, four bedrooms and bathroom. There is also a large workshop, garage, outhouses and parking for several cars. The large, landscaped and well stocked gardens are a particular feature.

*Service without compromise*



## Porch

Accessed via glazed timber front door. Multi paned windows to the front and side elevations. Glazed timber door to:-

## Entrance Hall

Stairs rising to the first floor. Radiator. Door to:-

## Lounge 14'0" x 13'9" (4.27m x 4.19m)



Multi paned dual aspect windows. Inglenook style fireplace with brick constructed open fire. Exposed timber ceiling beams. Radiator. Television point. Doors to rooms.

## (Lounge Photo Two)



## Dining/Sun Room 11'9" x 10'8" (3.58m x 3.25m)



Multi paned windows to three sides. Radiator. Four wall lights.

## (Dining/Sun Room Photo Two)



## Inner Lobby

Under stairs storage cupboard. Doorway to kitchen and glazed door to the lean-to.

Kitchen/Breakfast Room 16'2" x 8'7" (4.93m x 2.62m)



Range of pine facing fitted base and wall units. Fitted electric range style cooker. Roll edge work surfaces. Stainless steel sink and double drainer. Multi paned window to the front elevation and two windows to the rear. Telephone point. Walk in larder cupboard. Telephone point.

(Kitchen Area Photo)



(Dining Area Photo)



Lean-To 10'10" x 6'0" (3.30m x 1.83m)



Floor mounted oil fired central heating boiler. Windows to the rear. Door leading outside.



## First Floor Landing



Timber balustrade. Fitted linen cupboard. Radiator. Doors to rooms.

## Bedroom One 10'11" x 9'2" (3.33m x 2.79m)



Double glazed window to the front elevation. Range of fitted wardrobes, dressing table and shelving. Pitched ceiling with exposed beams. Radiator.

## (Bedroom One Photo Two)



## Bedroom Two 12'10" x 9'10" (3.91m x 3.00m)



Multi paned window to the front elevation. Fitted double wardrobe. Radiator.

## (Bedroom Two Photo Two)



## Bedroom Three 11'6" x 8'3" (3.51m x 2.51m)



Window to the front elevation. Radiator. Exposed beams.

## Bedroom Four 11,0" x 8'1" (3.35m,0.00m x 2.46m)



Double glazed window to the rear and multi paned window to the side. Radiator. Exposed beams.

## Bathroom



Tiled shower cubicle with mains shower cubicle. Sunken bath. Wash hand basin. Radiator. Complementary tiling. Opaque glazed window.

## Outside



The gardens extend to three sides of the property providing ideal potential for extension or site re-development (subject to planning permission). At present the gardens are laid mainly to shaped lawns with well stocked large flower beds and block paved pathways. There is a gravelled drive providing parking for two to four cars, picket fencing and hedges and a side covered storage area housing the oil tank.

## Timber Workshop 23'6" x 11'0" (7.16m x 3.35m)

Double access doors. Power and lighting.

## Wash Room 5'10" x 5'2" (1.78m x 1.57m)

Stainless steel sink and drainer. Plumbing for automatic washing machine.





Outside WC  
Low level WC.

Garage 15'8" x 12'11" (4.78m x 3.94m)

Integral garage with double doors. Power and lighting.  
Personal door to the rear garden.

(Outside Photo Two)



(Rear Aspect Photo)



## Floor Plan



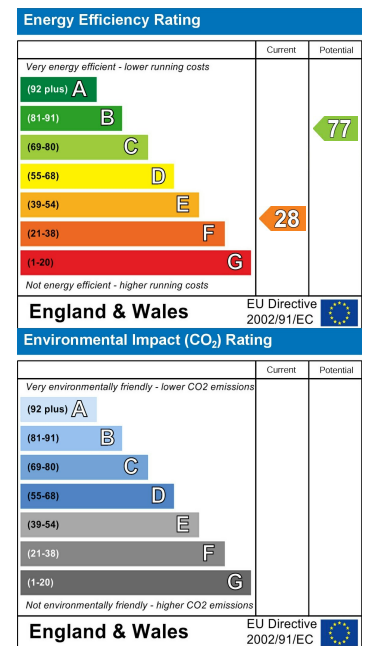
Total area: approx. 150.0 sq. metres (1614.3 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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