

2 Teal Cottage Welford Road, South Kilworth, LE17



£260,000

Situated in the charming village of South Kilworth, this delightful two-bedroom period cottage on Welford Road offers a perfect blend of character and modern living. The property boasts a warm and inviting lounge diner, featuring a traditional brick fireplace that houses a gas fire, creating a cosy atmosphere for relaxation and entertaining. The kitchen provides a functional space for culinary pursuits, while the ground floor bathroom, complete with a shower over the bath and a separate WC, adds to the convenience of this lovely home. On the first floor, you will find two comfortable bedrooms, with the master bedroom benefiting from built-in wardrobes, providing ample storage space. The cottage is surrounded by a garden that is predominantly laid to lawn, offering outdoor space for gardening or simply enjoying the fresh air. There is a brick-built outhouse, which could serve various purposes, from storage to a workshop. Additionally, there is exciting potential for expansion, as planning permission is in place to develop the property into a three double-bedroom home, should it be purchased alongside number 1 Teal Cottage. This presents a unique opportunity for those looking to invest in a property with room for growth. With no upward chain, this cottage is ready for you to move in and make it your own. Whether you are seeking a peaceful retreat or a family home in a friendly village setting, this property is sure to impress. Don't miss the chance to view this charming cottage and explore the possibilities it has to offer.

Service without compromise

Kitchen 7'5" x 7'11" (max)- 6'4" (min) (2.26m x 2.41m (max)- 1.93m (min))



Fitted with a range of cabinets with complimenting surfaces. Stainless steel sink unit. Washing machine. Space for a cooker and fridge. There is a window and a door to the side aspect.

Kitchen Photo Two



Bathroom 9'2" x 4' (2.79m x 1.22m)



Fitted with a pedestal Hand wash basin and a bath with electric shower over. and waterproof panelling. There is an airing cupboard and an opaque window to the side aspect.

Separate WC 5'52" x 2'7" (1.52m x 0.79m)



Fitted with a low level WC. Opaque window to the side aspect.

Lounge Diner 16'11" x 12'11" (min- 13'2" (max)
(5.16m x 3.94m (min- 4.01m (max))

This spacious room has a brick fireplace housing a gas fire and a storage cupboard. High heat retention night storage heater. There is a door giving direct access to the front and dual aspect windows. The Stairs rise to the first floor.

Lounge Diner Photo Two



Landing 9'7" x 6'7(min)- 8'6" (max) (2.92m x 2.01m(min)- 2.59m (max))



Having a window to the front aspect allowing lots of natural light flood in. Loft access.

Bedroom One 12'3" x 13' (3.73m x 3.96m)



A double bedroom with built- in wardrobe and a window to the front aspect.

Bedroom One Photo Two



Bedroom Two 11'2" x 6'3" (min)- 8'9" (max) (3.40m x 1.91m (min)- 2.67m (max))



A single bedroom with a window to the side aspect.

Garden



The garden is mainly laid to lawn with shrub borders and a path.

Garden Photo Two

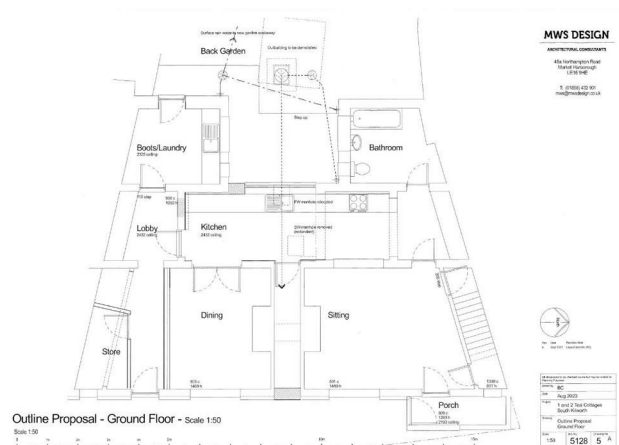


Outside

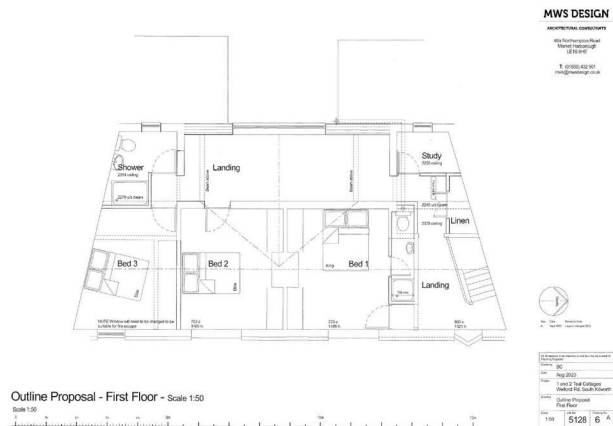


The rear of the property is accessed via a gated archway which gives access to the garden and brick built outhouse.

Ground Floor Plan for 1 & 2 Teal Cottages



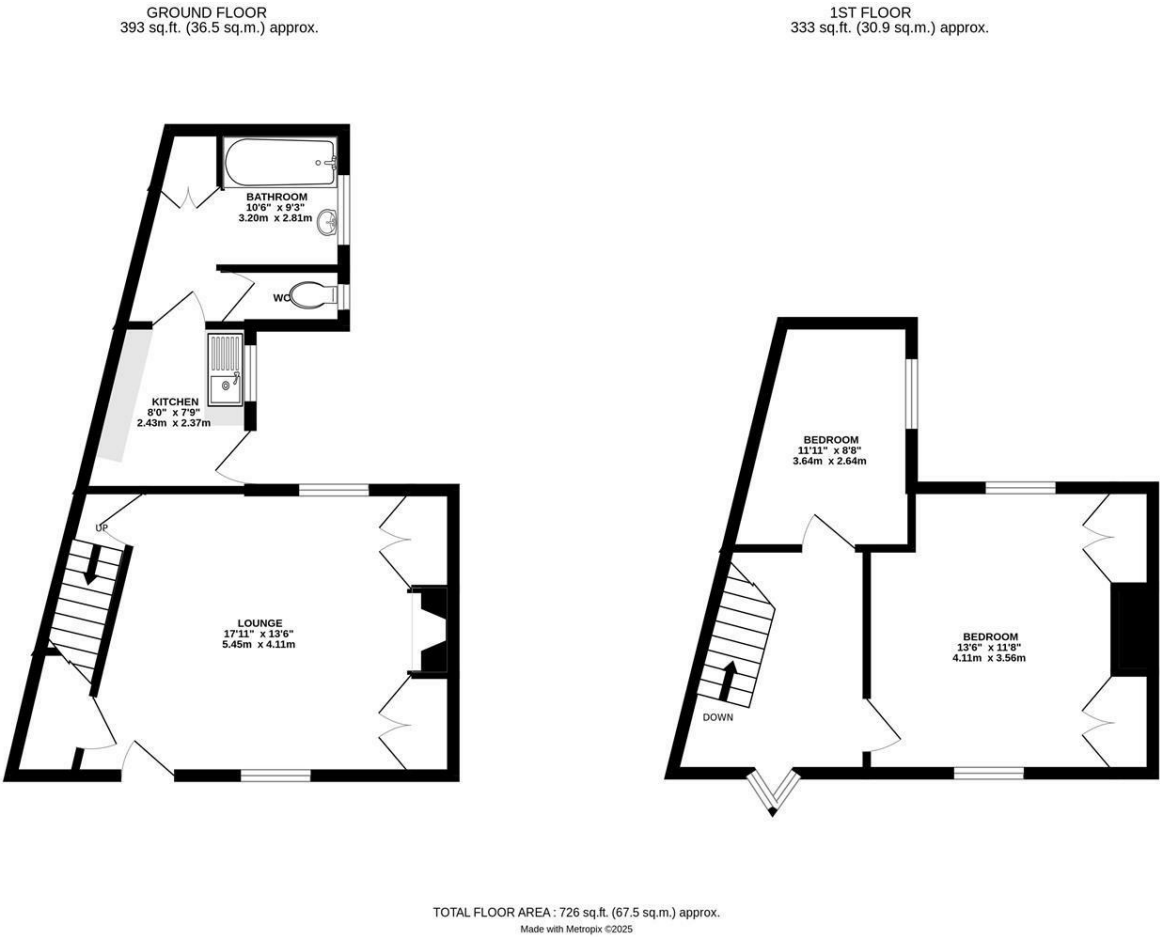
First Floor plan for 1 & 2 Teal Cottages



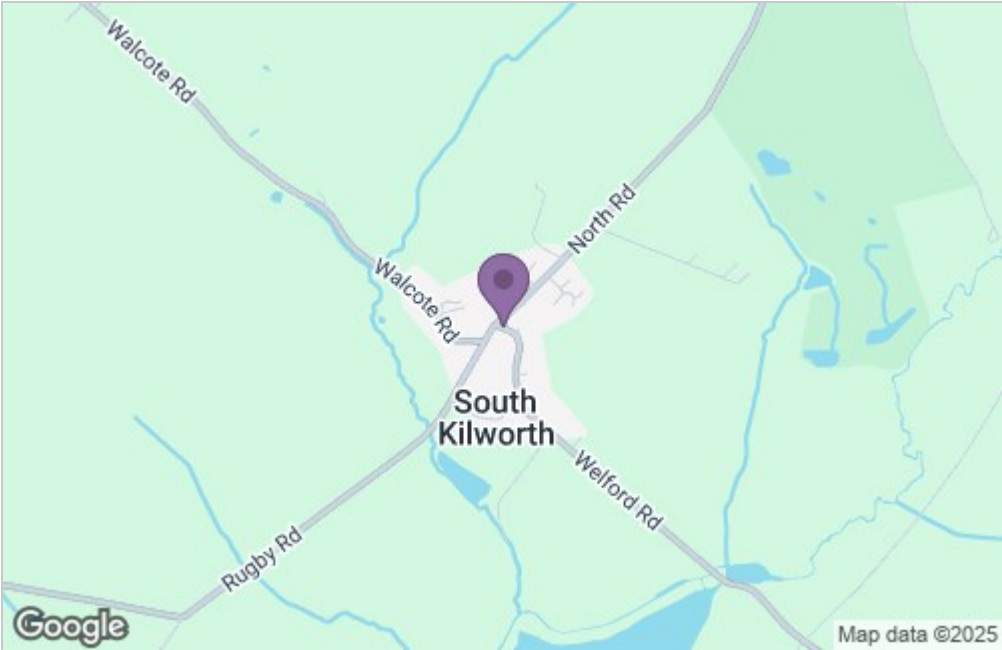
Elevation Drawing for 1 & 2 Teal Cottages



Floor Plan



Area Map



Energy Efficiency Graph

