

## Spring Cottage Cranmer Lane, North Kilworth, LE17



£675,000



*Service without compromise*



## Spring Cottage Cranmer Lane

North Kilworth, LE17 6EX

£675,000



### Ground Floor

Upon entering through a half-glazed door, you are welcomed into a beautifully refitted kitchen, featuring elegant travertine flooring and cream base and eye-level units. The kitchen is a chef's dream, equipped with granite and teak work surfaces, a Rangemaster cooker with a six-ring hob, and an integrated Neff dishwasher and fridge. The central island adds both functionality and style, while the larder and butler's sink with a mixer tap enhance the cottage's rustic charm. The inviting sitting room boasts exposed floorboards and ceiling beams, creating a warm atmosphere. An impressive inglenook fireplace with a multi-fuel stove serves as a focal point, complemented by windows that allow natural light to flood the space. A versatile breakfast room/snug room features a wooden side door leading to the garden, along with a charming fireplace adorned with a wood mantle and a log burning stove. Conveniently, the hall provides access to a cloakroom, complete with a wash hand basin and wc, as well as a utility room housing the Worcester boiler and offering ample space for laundry appliances. Ascending the stairs, you will find an impressive dining hall with a vaulted ceiling and minstrel gallery, showcasing an exposed cob wall and wooden flooring. This unique space is perfect for entertaining or enjoying family meals.

### First Floor

The master bedroom is a true retreat, boasting access to the loft, exposed beams that add a touch of rustic charm, and a lovely front window that fills the room with natural light. The second bedroom also benefits from loft access and a front window, making it a comfortable space for

family or guests. The third bedroom, with its exposed beams and front-facing window, offers a cosy atmosphere, perfect for relaxation. The main bathroom is a standout feature of the property, showcasing a stylish white suite that includes a luxurious roll-top bath with mixer taps and a shower attachment. Additionally, it is equipped with a hand washbasin and WC, as well as a spacious corner shower, providing both functionality and elegance.

### Garden

The side garden is a true highlight, enclosed by attractive walling and adorned with mature trees and vibrant borders. This serene space features a patio area, ideal for enjoying al fresco dining or simply soaking up the sun. A small path meanders through the garden, which is predominantly laid to lawn, providing a perfect setting for children to play or for gardening enthusiasts to cultivate their green thumbs. For those who enjoy outdoor entertaining, the timber summer house found at the bottom of the garden is a fantastic addition. It comfortably accommodates up to 15 people, making it an excellent venue for family barbecues and gatherings. The open grill and firepit create a warm and inviting atmosphere, perfect for creating lasting memories with loved ones.

### Living Here

I purchased Spring Cottage in 2012 after an extensive search of properties in South and East Leicestershire. I wanted a truly character property in a good location with good road and transport links as my job involved travelling all over the UK. North Kilworth was an excellent choice near the M1 and M6 motorways and close to the A14 to

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A1 link, it is also close to two mainline railway stations, Market Harborough and Rugby both with good car parking and under an hour to London with trains every 30 minutes. North Kilworth is also served by three airports, London Luton, Birmingham and East Midlands all less than an hour away, In my opinion North Kilworth was a perfect location. On moving in I discovered a thriving friendly village with an active social scene centered on the Sports Club, Bowling Club, Soccer and Cricket teams, Tennis etc Golf at nearby Kilworth Golf Club and many other pastimes, Women's institute, Yoga and Pilates at the Village Hall and Church. Boating is available at nearby Kilworth Marina. Kilworth also has a highly rated Primary school Ofsted Rated, and is easily placed for many good Secondary Schools. It has good Doctors and Dentists in nearby Husbands Bosworth and Lutterworth. On moving into Spring Cottage which I knew was in a conservation village, I was pleasantly surprised that the cottage being at the end of Cranmer Lane was an area designated as the "Bogs", this is officially a Nature Reserve and is adjacent to my garden, as there is a no through road

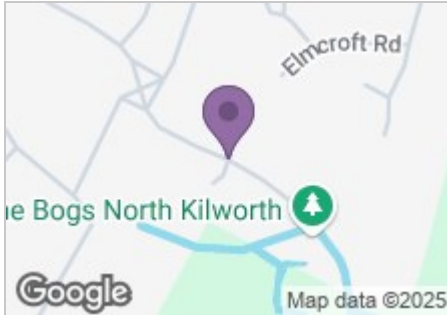
the air is very pure and very quiet, the only sounds being bird calls from many types of birds, Blackbirds, Thrush, Robin, blue tit, Magpie, Woodpecker, and even Heron and occasional Ducks and King Fishers. Animals include squirrels, Badgers, Hedgehogs, Baby Frogs, Monk jacks have been seen in the garden. This I believe is the only Village in Leicestershire with a Nature Reserve within the Village. I soon discovered the amazing walks from my gate through the Bogs Nature reserve to the Millenium Green and onwards to the canal which links Welford to the nearby Marina, or back through the Village to the Church and adjacent fields. Living in the Cottage I have found it lovely and cool in the summer and in the winter with the fire and a little heat the cottage is extremely cosy. When my son comes to visit It is a lovely family home and at Christmas the dining room is decorated and my Granddaughter goes onto the gallery and sings Carols and other songs, A very comfortable and welcoming house. To summarise I have totally loved my 12 years at Spring Cottage.

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Road Map



Hybrid Map



Terrain Map



Floor Plan

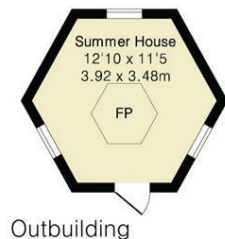
**Approximate Gross Internal Area 1738 sq ft - 161 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 970 sq ft – 90 sq m

First Floor Area 768 sq ft – 71 sq m

Garage Area 175 sq ft – 16 sq m

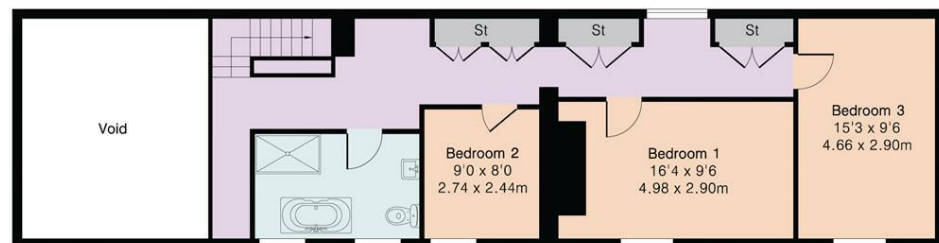
Outbuilding Area 111 sq ft – 10 sq m



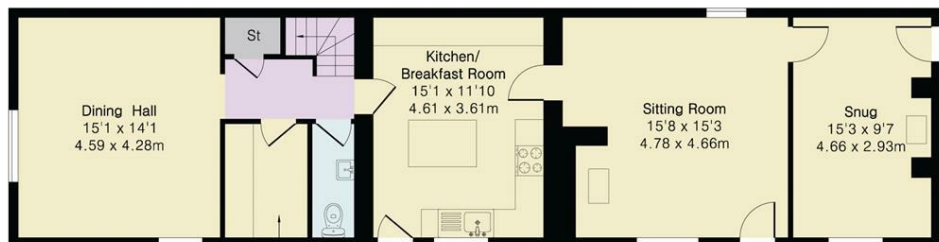
Outbuilding



Garage



First Floor



Ground Floor

Utility  
7'9" x 5'9"  
2.35 x 1.75m

## Viewing

Please contact our Lutterworth Sales Office on 01455886670 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph