



Fairview Cottage Welford Road,
South Kilworth,
Leics, LE17 6DY



£575,000

GENERAL

Nestled in the heart of this sought after village is Fairview Cottage, a spacious family home featuring on the ground floor, three reception rooms and a breakfast kitchen. To the first floor there are three double bedrooms including an en-suite to the master bedroom and a family bathroom. Outside, there are landscaped gardens, driveway and garage.

LOCATION

South Kilworth is a thriving village with with clubs and activities , a sports field and bowling club. There is also a pub and traditional butchers. South Kilworth is well located close to Market Harborough, Lutterworth and Rugby. There is a golf club nearby. Kilworth House Hotel and Theatre are just a few miles away.

The road and rail network in the area is superb with the M1, A14 and M6 all within easy reach. Mainline train stations to London can be found in both Market Harborough and Rugby with journeys taking approximately 60 minutes although some services take less than an hour.



THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into Entrance Porch.

ENTRANCE PORCH

Tiled floor and door to the dining hall.

DINING HALL

12' x 11'5"

There is coving to ceiling, dado rail and central heating radiator. There are double doors opening into the sitting room which, when open, provides a perfect space for family parties and entertaining.

SITTING ROOM

14'8" x 12'

A delightful room with the principal feature being the fireplace with coal effect "Calor Gas" fire, feature beams to the ceiling. Central heating radiator.

INNER HALL

CLOAKROOM with low flush lavatory, wash hand basin. Door to kitchen and opening into the Garden/Breakfast Room.

GARDEN/BREAKFAST ROOM

13'6" x 11'1"

A lovely light room with sliding patio door opening into the garden. There is a tiled finish to floor, store cupboard, stairs rising to the first floor. Central heating radiator.

BREAKFAST KITCHEN

13' x 11'8"

Overlooking the garden. The kitchen is fitted with a generous range of base and wall cabinets with integrated appliances including an "AEG" electric hob and "Neff" single oven with microwave over. There is a breakfast bar, an inset one and a half bowl sink and drainer unit, space and plumbing for washing machine. Back door.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

FIRST FLOOR LANDING

Opening off the landing are the bedrooms.

MASTER BEDROOM

12'10" x 11'8"

There is a generous range of fitted furniture including wardrobes and bedside tables. Central heating radiator.

EN-SUITE

Shower enclosure, low flush lavatory and pedestal wash hand basin.

BEDROOM TWO

12' x 11'7"

Double bedroom with fitted wardrobes arranged around a bed space. Central heating radiator.

BEDROOM THREE

13'6" x 12' max

A generous double bedroom with fitted wardrobe. Central heating radiator.

BATHROOM

Suite comprising a panelled bath, low flush lavatory, wash hand basin, shower enclosure with electric shower, tiled walls and radiator.

OUTSIDE

The house is set well back from the road. A block paved drive with lawn to one side leads to the garage.

GARAGE

19'3" x 9'3"

A good sized garage housing the oil fired boiler.

THE MAIN GARDEN

The main garden is to the rear. There is a patio adjoining the house, two ornamental ponds and steps up to a raised terrace and lawned area.

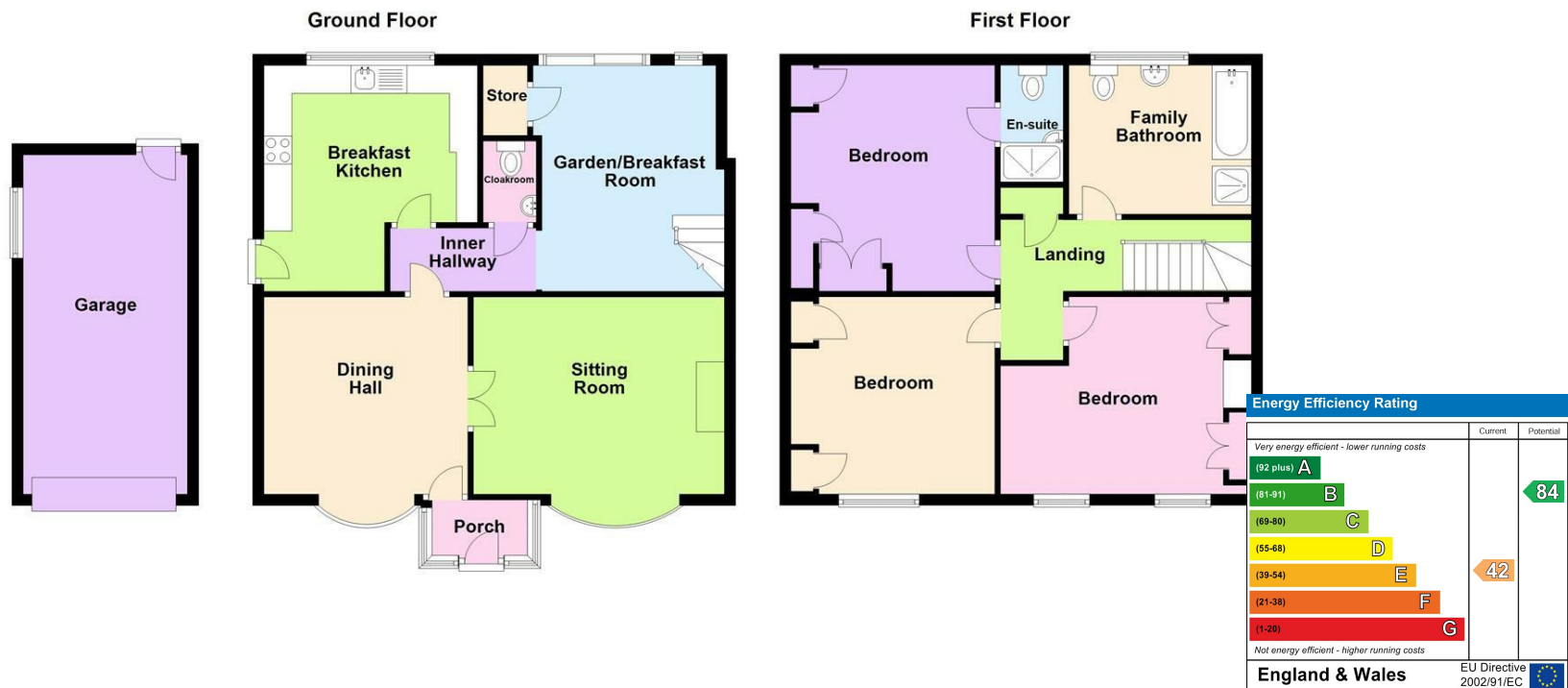
COUNCIL TAX BAND

Harborough D.C. Rating E.









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