



**Knaptoft Lodge Farm, Leicester Road, Knaptoft,
Leicestershire, LE17 6NP**



Part of
**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

A substantial six bedroomed detached former farmhouse in need of complete modernisation and refurbishment, occupying a rural setting enjoying stunning views over south Leicestershire countryside.





Key Features

- Substantial detached former farmhouse
- In need of complete modernisation and improvement
- 3 reception rooms
- Kitchen, utility and pantry
- 6 bedrooms
- 2 bathrooms
- Gardens on 3 sides
- Stunning views
- Rural setting
- No chain

Price Guide
£500,000

Dating back to circa 1900, the property is approached via a long shared driveway, and includes three reception rooms, kitchen, larder, pantry and wet shower room, whilst on the upper floor are six bedrooms approached via two staircases, together with a study, store and family bathroom.

Outside, there are gardens on three sides, together with a derelict brick farm outbuilding.

LOCATION

Knaptoft Lodge Farm occupies a rural setting adjacent to a range of derelict outbuildings, approached via a long shared driveway off Welford Road (A5199), some 11 miles south of Leicester and just over 8 miles west of the thriving town of Market Harborough. For the commuter, both Rugby and Market Harborough have mainline rail services to London, with the M1 accessible at Junction 20 in Lutterworth, with the A14 lying to the south. Market Harborough has an excellent range of local shops and supermarkets, as does Lutterworth, with village shops in nearby Gilmorton, Husbands Bosworth and North Kilworth.

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

Part glazed entrance door and staircase off.

LOUNGE

15' x 13'11"

Screened fireplace and beams.

DRAWING ROOM

14'10" x 15'

Tiled fireplace and beams.

SIDE HALL

With access to cellar.

PANTRY

8'7" x 5'2"

With shelving.

DINING ROOM

16'1" x 14'1"

Brick fireplace and beam.

LARDER

9'4" x 8'2"

With quarry tiled floor.

KITCHEN

14'5" x 12'4"

With sink unit and cupboards, oil fired central heating boiler.

REAR LOBBY

With door to:

SEPARATE WC

WASH ROOM

WET SHOWER ROOM

8'2" x 8'

Tiled shower area, wash hand basin, low flush wc.

FIRST FLOOR





LANDING

BEDROOM ONE

14'1" x 15'1"

With fireplace and beam.

BEDROOM TWO

11'9" x 7'8"

With double glazed window.

BEDROOM THREE

15' x 14'10"

With fireplace.

BEDROOM FOUR

10'8 x 8' plus door recess

With double glazed window.

BEDROOM FIVE

10'1 x 9'9"

With double glazed window.

BATHROOM

10'6" x 6'9"

Panelled bath, wash hand basin, high flush wc and airing cupboard.

STORE

14'6" x 6'1"

With double glazed window.

STUDY

8'4" x 8'4"

With double glazed window,

SMALL LANDING

Approached via secondary staircase.

BEDROOM SIX

9'5" x 8'4"

With double glazed window.

OUTSIDE

Gardens on three sides, small derelict farm building.

TENURE

The tenure is freehold with a shared right of way from Welford Road. The farm buildings to the rear of the property are specifically excluded.

SERVICES

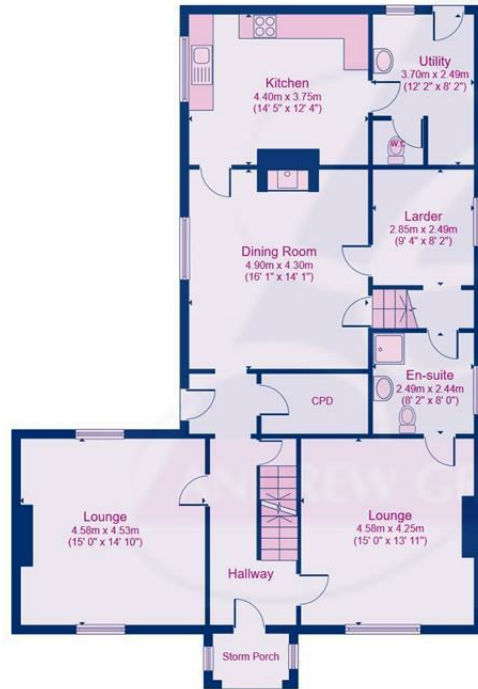
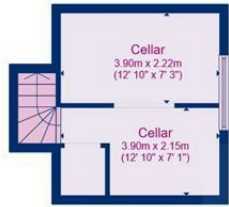
Electricity and water are believed to be currently connected, although it will be beneficial for new supplies to be connected. The purchaser will need to install an independent sewerage system.

WAYLEAVES AND EASEMENTS

The land is sold subject to and with the benefit of all covenants, rights of way, wayleaves and easements that may exist over the property, whether or not mentioned in these sales particulars.



Floorplan



Ground Floor and Cellar

Floor area 144.7 sq.m. (1,557 sq.ft.) approx



First Floor

Floor area 112.8 sq.m. (1,214 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.
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EPC Rating - F

Tenure - Freehold

Council Tax Band - F

Local Authority
Harborough District Council

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Market Harborough office on 01858 431315



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