Evergreen Fields Farm, Pincet Lane, North Kilworth, LE17 6NE





## Property Description

Offered with NO UPWARD CHAIN is this well presented and improved five/six bedroomed detached family home located in the popular south Leicestershire village of North Kilworth. Occupying a generous plot in all about 0.25 acres, the property briefly comprises of an entrance hallway, with study, a connecting door that leads through to the dining room, with an open fireplace set within a brick surround with a raised hearth, approached from the dining room is the conservatory which is a bright and airy space, and has direct access out to the rear garden.

The sitting room has a wood burning stove set on a raised hearth, engineered oak floor and French doors giving access to the rear garden which has a canopy over.

An Inner hallway gives access to the snug, cloakroom and utility area, this leads into the well appointed breakfast kitchen, a dual aspect room which boasts a range of wall and base units with a hardwood worktop range style oven, breakfast bar and a shelved walk-in larder.

To the first floor the principal bedroom has a balcony which overlooks the rear garden and has a modern en-suite shower room. There are five further bedrooms, four of which are double and the single room which is currently used as a dressing room. The family bathroom is fitted with a three piece white suite, comprising of a shower bath, wash hand basin and w/c.

Externally approached off the shared driveway is a gravelled area with hard standing for between four to five vehicles, an integral garage. There are gardens to three sides of the property with a largely covered pergola area to the right hand boundary, flagstone patio and a shaped lawn with shrub borders. To the front of the property there is an additional outbuilding which potentially could be converted to provide an annexe for the main house or a home office, subject to planning.





## **Key Features**

- Substantial Detached Family
   Home
- Entrance Hall, Study
- Dining Room, Conservatory
- Living Room With Wood
  Burner
- Inner Hallway, Cloakroom, Utility Room,Snug
- Well Appointed Breakfast Kitchen
- Principle Bedroom with En-Suite
- Four Further Double Rooms and A Single Room
- Garage, Garden, Outbuilding.
- In All About 0.25 Acres

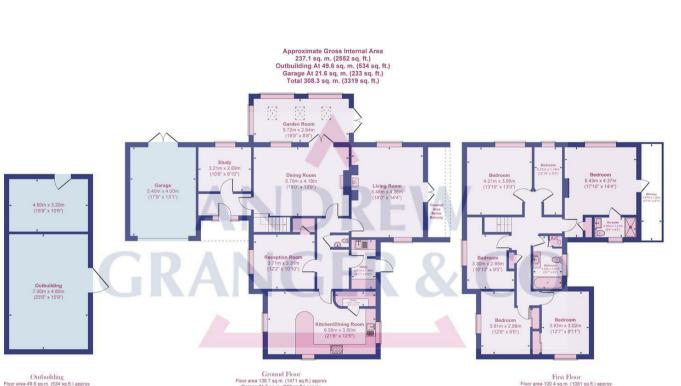
## Offers Over £750,000















EPC Rating - D

Tenure - Freehold

Council Tax Band - E

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Local Authority Harborough District Council

Ground Floor Floor area 136.7 sq.m. (1471 sq.ft.) approx Garage 21.6 sq.m. (233 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuillenergysurveys.co.uk



To view this property please contact our Market Harborough (Sales) office on 01858 431315

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