



Pincet Lane, North Kilworth, LE17 6NE

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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.



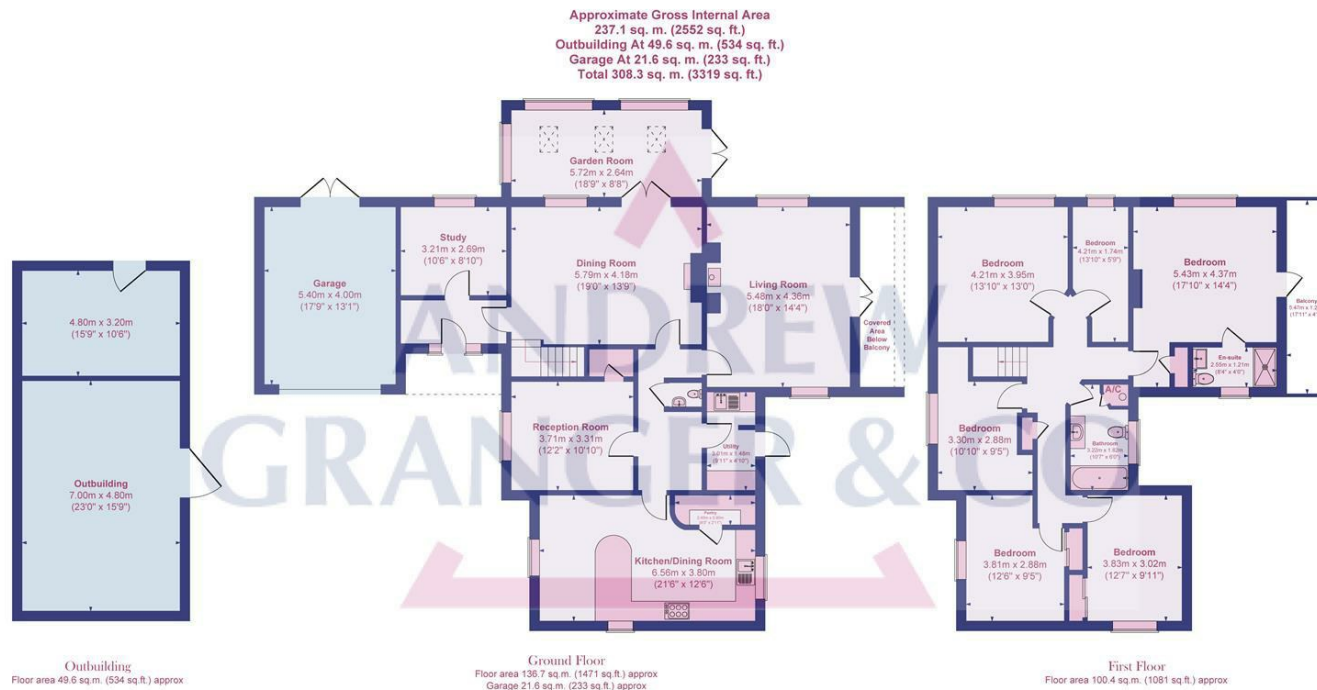


Key Features

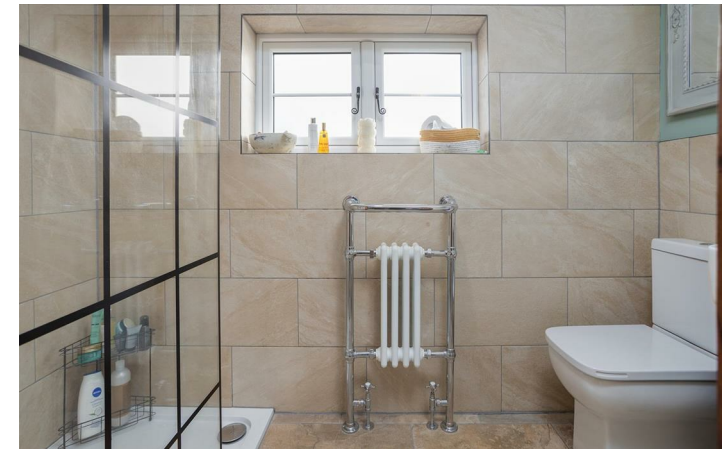
- Substantial Detached Family Home
- Entrance Hall, Study
- Dining Room, Conservatory
- Living Room With Wood Burner
- Inner Hallway, Cloakroom, Utility Room, Snug
- Well Appointed Breakfast Kitchen
- Principle Bedroom with En-Suite
- Four Further Double Rooms and A Single Room
- Garage, Garden, Outbuilding.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

**Offers Over
£675,000**





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



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority
 Harborough District Council

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



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