



Wheelwright Close, North Kilworth, LE17 6EL

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Property Description

A modern detached family home located in a small development along a private driveway, in the much sought after village of North Kilworth.

A spacious entrance hallway has engineered oak flooring; staircase to the first floor and a guest cloakroom off which comprises of a w/c and a wash hand basin.

A connecting door leads through into the sitting room, which is bright and airy with views and access out to the rear garden. There is a 'Clock' woodburning stove to the far end wall set on a raised hearth with mantle. Bespoke cabinets, log store and shelving sit to both sides.

The well-appointed living kitchen is fitted with a range of high gloss units with a complimentary granite worktop and an inset sink. For cooking, there is a 'Falcon' range oven with LPG-connected gas rings and electric ovens, freezer and dishwasher. The central island unit provides excellent preparation space with electrical sockets and an integrated drinks refrigerator.

The utility room includes a sink and has a larder cupboard, plumbing for an appliance, space for tumble dryer and a door to the rear garden.

To the far side of the hallway is the study/playroom with laminate flooring and a bay window to the front elevation.

To the first floor approached off the central landing is the principal bedroom which boasts fitted wardrobes that provide hanging and storage space. A connecting door leads into the ensuite shower room, with a fitted white suite comprising of a corner shower unit, vanity wash hand basin and w/c. There are two further double bedrooms both with fitted wardrobes, a further double bedroom and a modern family bathroom.

Outside, there is driveway parking for two cars with an EV charging point and double garage with eaves storage space. The rear garden has been well-planned and offers a good degree of privacy with a porcelain patio area, pergola, shaped lawn with well-stocked borders, raised vegetable beds and established trees. Two personal gates give access to the front.



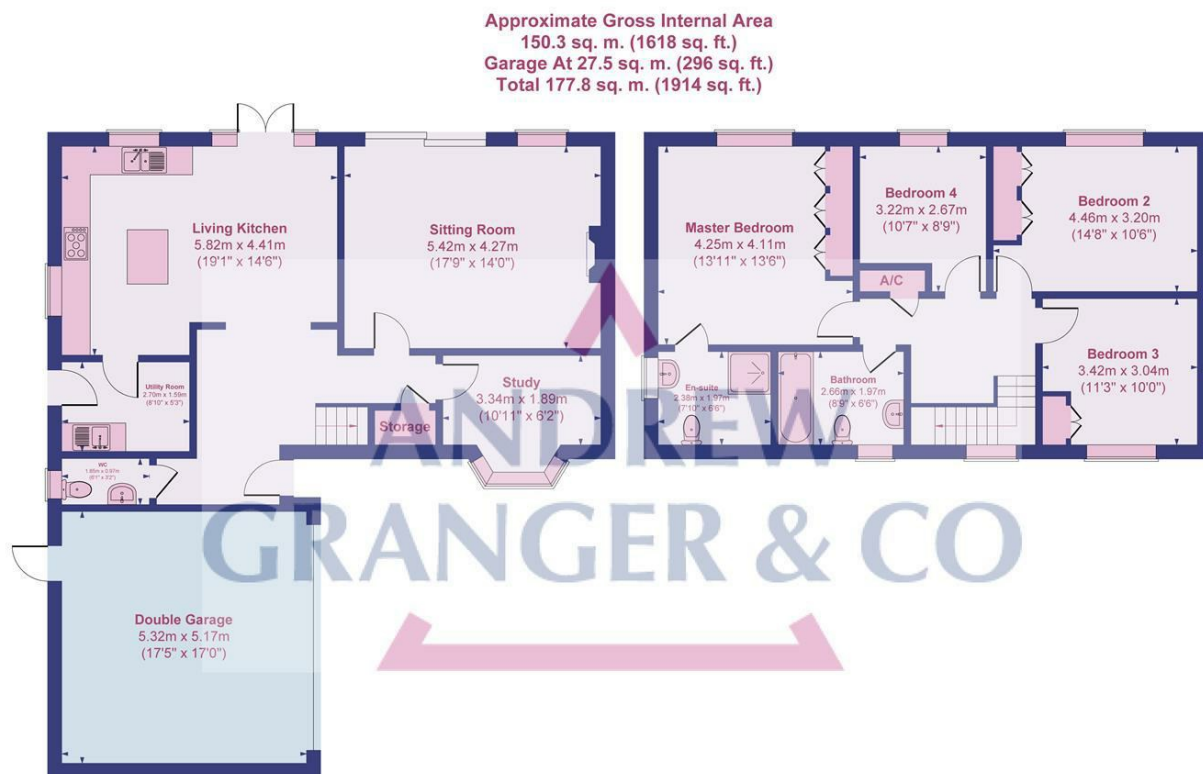


Key Features

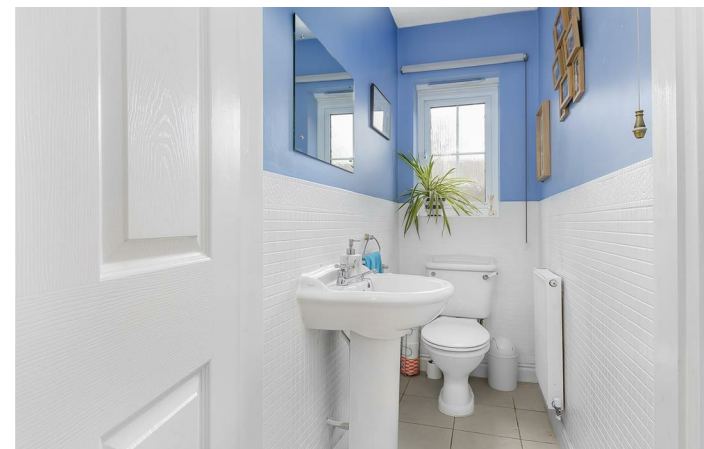
- Spacious Detached Family Home
- Entrance Hallway, Guest Cloakroom w/c
- Sitting Room With Wood Burning Stove , Study
- Living Kitchen, Utility Room
- Principal Bedroom With Ensuite
- Three Further Double Bedrooms
- Family Bathroom
- Double Garage, Car Standing, EV Charger
- Established Private Gardens

**Offers Over
£475,000**





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 - F

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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