



Station Road North Kilworth LE17 6HY

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Key Features

- Remodelled Detached Family Home
 - Countryside Views
 - Spacious Entrance Hallway
- Guest Cloakroom, Family Room, Study
- Stunning Kitchen With Utility Room Off
- Living Room With Bi-Fold Doors To Raised Decked Patio
- Principal Bedroom With En-Suite
- Three Further Bedrooms, Family Shower Room
- Substantial Mature Garden
- Car Standing Detached Garage With Workshop Area





The Property

A recently re-modelled, refurbished and modernised detached family home dating back to 1911, located in the much sought after village of North Kilworth.

The property is located on the fringes of the popular south Leicestershire village of North Kilworth, which is surrounded by attractive open countryside and is handy for the nearby towns of Market Harborough and Lutterworth, each of which have excellent local amenities. The village itself has a garage/petrol station, cafe, post office, recreational and sporting facilities together with a local primary school. Kilworth Spring Golf Club is located a short distance from the property and Kilworth House Hotel & Theatre lies just outside the village. There is a marina and the Grand union Canal nearby with excellent walks along the towpath. For the commuter, Market Harborough has mainline rail services to London St Pancras, the A14 lies to the south, and the M1 is accessible at Junction 20.

Room

An oak framed covered entrance leads through into a spacious hallway with a high gloss ceramic tiled floor, with a staircase to the first floor to the left, and connecting doors lead through to the two front reception rooms on the right. The study provides a great space for home working and enjoys views over the front garden. To the opposite side of the hallway is the family room, which retains a character fireplace with a cast iron insert with decorative tiling, and a window to the front elevation.

The well appointed dining kitchen has been fitted with shaker base and wall units with a central island breakfast bar. The ample island has an inset 1.5 bowl within a granite worktop that provides a great space for food preparation, there is also a wine cooler below. The Neff integrated appliances include two ovens - one with a warming drawer under. A 60/40 fridge freezer, integrated dishwasher, and an electric hob with built in extractor complete the appliances, while the kitchen is finished with a range of large pan drawers below and wall units.

The dining area is a beautiful space that is full of light, with deep windows and Velux roof windows set within the ceiling, and has access out to the side of the property through French doors.

There is a utility room with an stainless steel sink and drainer, plumbing for a washing machine, and a utility cupboard housing the pressurised water tank. A connecting door leads into the guest cloakroom that has a floating wash hand basin set with in a vanity unit and close coupled w/c.





Room

Completing the ground floor is the spacious living room which boasts bi-fold doors that lead out onto the raised terrace with porcelain tiling, chrome handrail and glass panelling, which takes in the view of the garden.

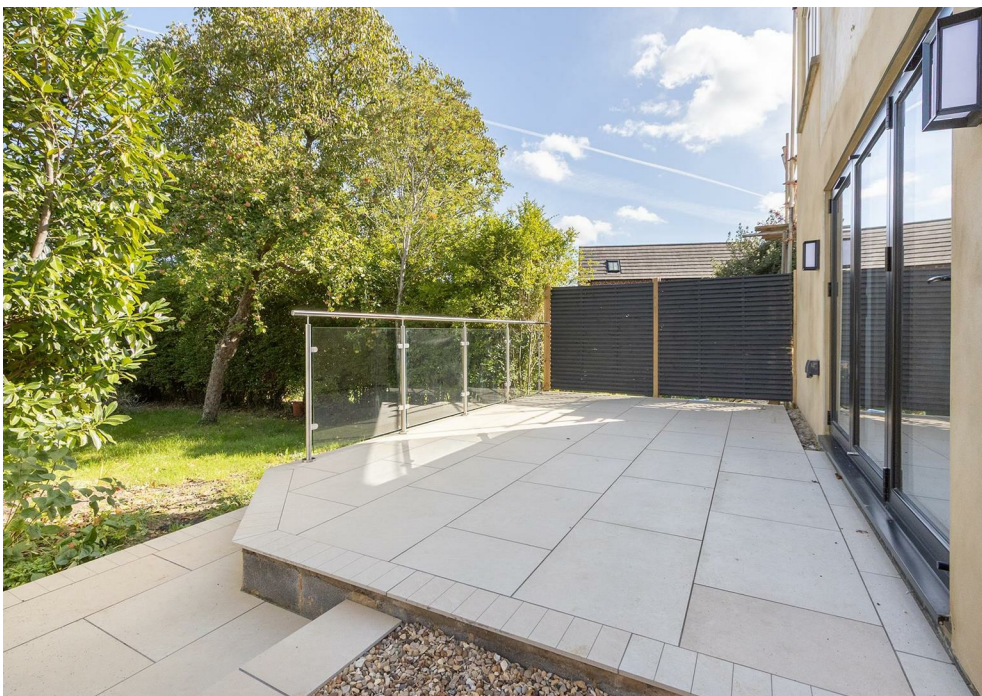
Room

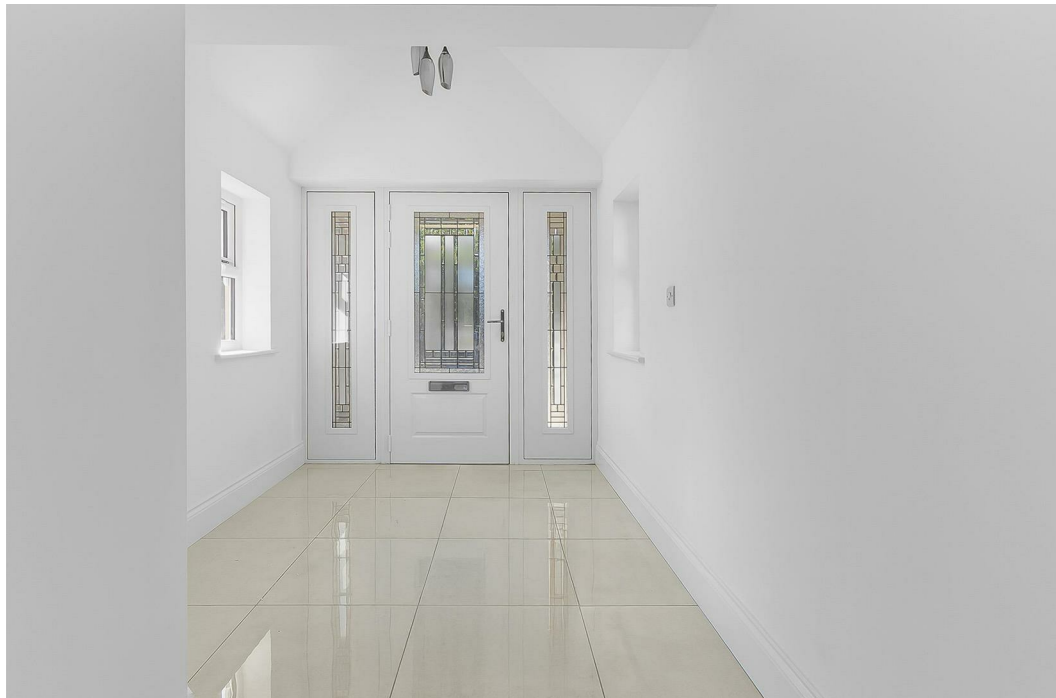
The first floor landing is approached by a dog-leg staircase with oak handrail. It has a connecting door off that leads into the principal bedroom which covers the full width of the property, with additional dressing area with space for a settee or study area. The stunning en-suite comprises of a shaped bath, floating wash hand basin with heated mirror over, storage and shelving below, wall mounted w/c and a walk in shower, tiled floor and walls.

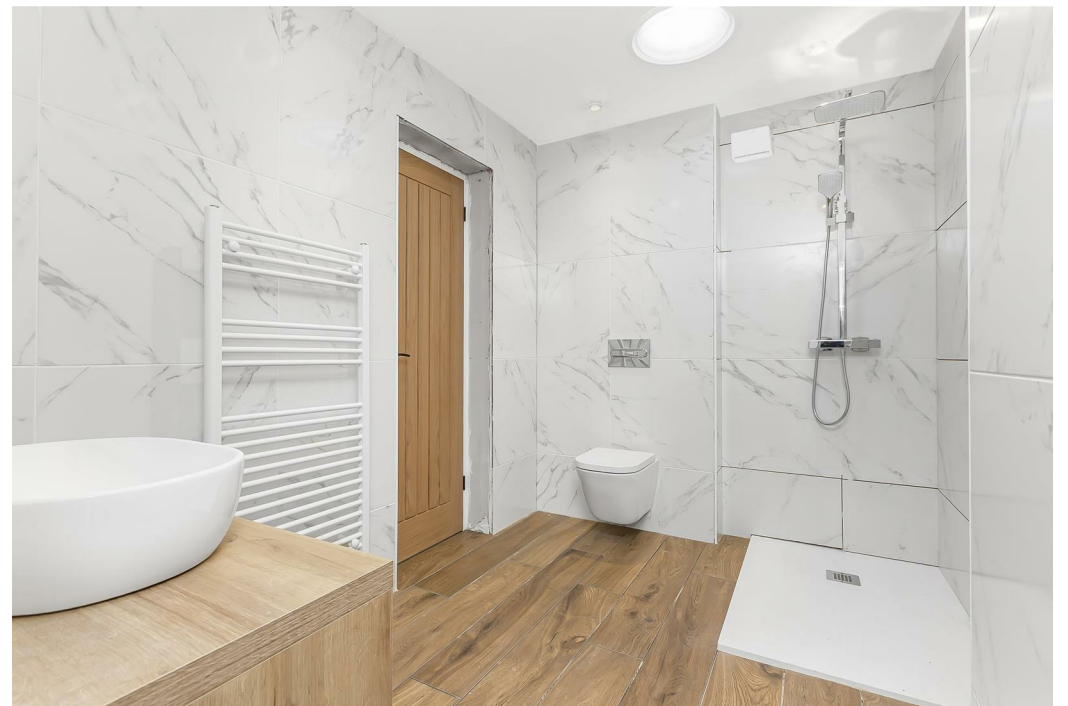
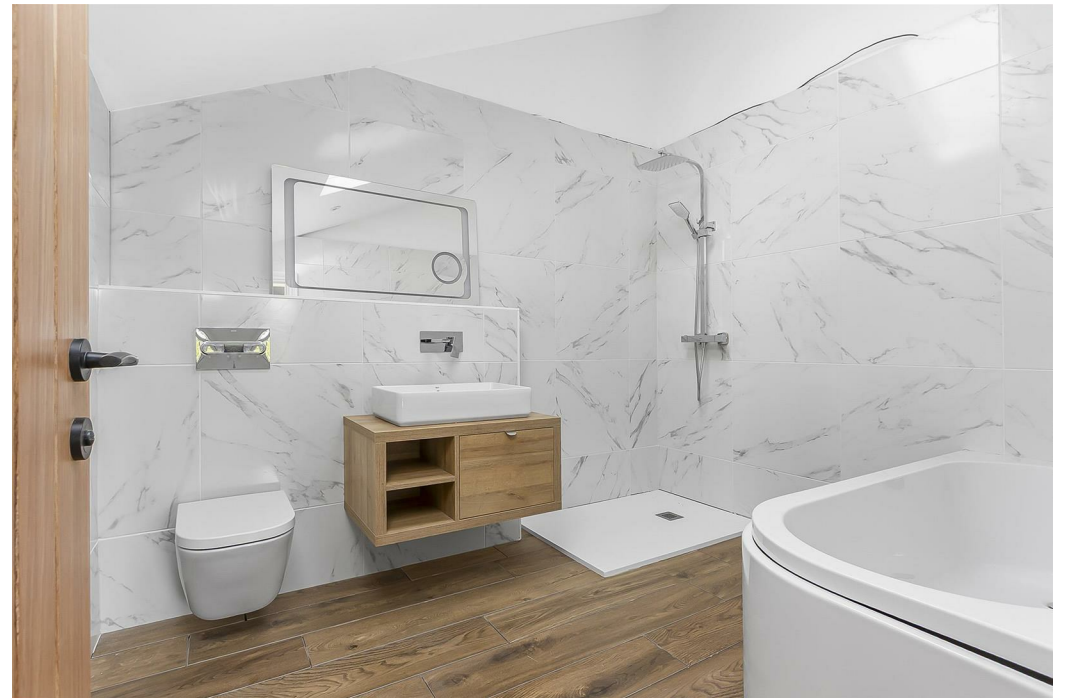
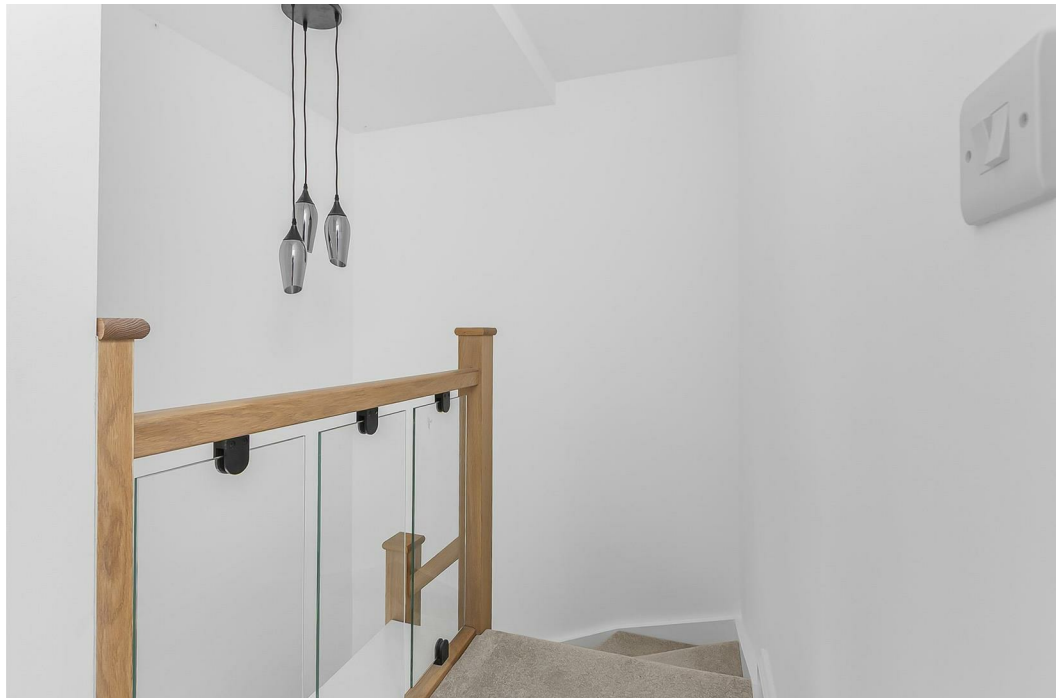
The further three bedrooms share the main bathroom with bedroom two having direct access through a connecting door. The bathroom has a walk in shower, w/c and an oval wash hand basin set on a vanity unit, tiled floor and walls.

Outside the twin gates lead through to a generous car standing area with established borders that provide a good degree of privacy. The garage is located to the rear having an up and over door, power and lighting and a recess for storage or a workshop.

To the rear, the raised porcelain patio area has steps down to a shaped lawn with well stocked borders and established trees.





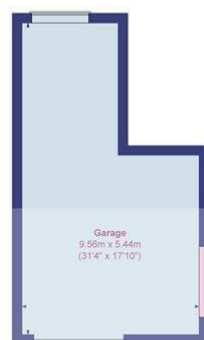




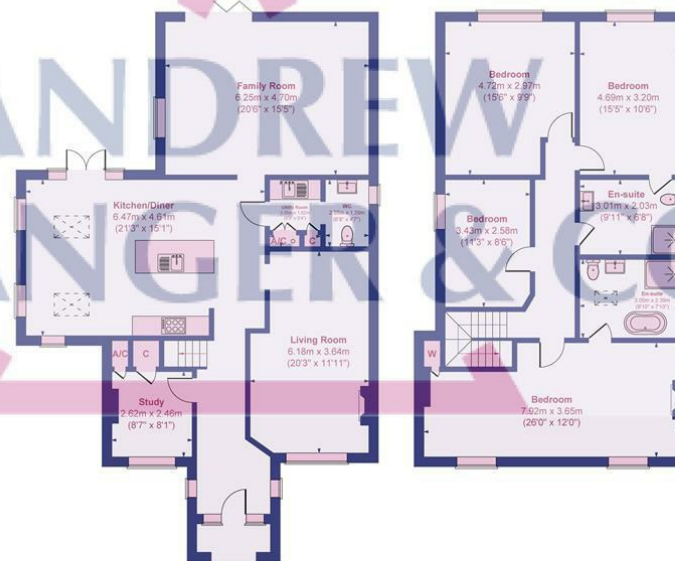


Floorplan

Approximate Gross Internal Area
206.1 sq. m. (2316 sq. ft.)
Garage At 41.8 sq. m. (450 sq. ft.)
Total 247.9 sq. m. (2766 sq. ft.)



Garage



Ground Floor
Floor area 116.2 sq. m. (1251 sq. ft.) approx
Garage area 41.8 sq. m. (450 sq. ft.) approx

First Floor
Floor area 98.9 sq. m. (1065 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@asbuiltenergysurveys.co.uk



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