



MAIN STREET
KILBY, LEICESTERSHIRE, LE18 3TD
Offers Over: £475,000



MAIN STREET

KILBY, LEICESTERSHIRE, LE18 3TD

- An Impressive & Substantial, Three Storey, Detached Property
- Located In The Village Of Kilby, Near To The Junction Of Fleckney Road & Wistow Road
- Close To Neighbouring Villages, Transport Links & Local Amenities
- Spacious Living Accommodation of Approximately 3,020 SQFT (280 SQM)
- Character Features Throughout
- Well Presented Front & Rear Gardens
- Ideal For Multi Generation Living, Families & Home Business Owners
- 3 Reception Rooms With Wood Burners, Kitchen With Integrated Appliances, Dining Room, Lobby With Family Bathroom, Pantry & Utility Room With Lift
- Master Bedroom With Dressing Room & En-Suite Shower Room
- 5 Further Bedrooms, One With En-suite Bathroom
- Single Storey Building With Double Gated Front Courtyard, Workshop & Outhouse – Perfect For Business Use, Storage/Hobbies
- Potential To Convert The Workshop & Outhouse To a Granny Annex Subject To P/P



Location

This property is located on Main Street, which is off Fleckney Road and Wistow Road, in the tranquil village of Kilby. Although Kilby benefits from an array of amenities including local schooling such as St Marys C of E Primary School and eateries, nearby villages such as Fleckney and Wigston are within a short drive away with shops, recreational facilities, Railway Stations, and much more being within close proximity.

Description

A substantial, three storey, detached, property with character features throughout perfectly positioned in the village of Kilby, just off the Fleckney Road and Wistow Road junction. With three floors of generous living accommodation spanning over 3,020 sqft (280 sqm) approx. this property is ideal for home business owners, multi-generational living and families.

The property briefly comprises, to the ground floor; three characterful reception rooms, each with wood burners, a fitted kitchen with integrated appliances, dining room, lobby with access to a family bathroom, pantry and utility room. To the first floor, a spacious master bedroom with a dressing room and en-suite shower room, four further bedrooms, some of which with fitted wardrobes and one with an en-suite bathroom. To the second floor, a large living area and separate bedroom with ample storage space.

Externally, a single storey building comprising a double gated front courtyard and workshop and outhouse, perfect for business use, hobbies and storage. To the front of the property, a well-presented garden laid to lawn, and to the rear of the property, a beautiful enclosed garden with a private and sunny outlook.

Accommodation

All measurements are approximate:

Ground Floor

Lounge - 11' 9" x 12' 0" (3.58m x 3.65m)

Door to front, double glazed window to front, fireplace with wood burner, fitted shelves, stairs to first floor, radiator, power points, pendant light fitting.

Open Plan Reception Room - 24' 4" x 15' 3" (7.41m x 4.64m)

Double glazed windows to front and rear, fireplace with wood burner, fitted shelves, radiator, power points, pendant light fittings.

Dining Room - 14' 2" x 12' 0" (4.31m x 3.65m)

Double glazed bay window to side, built in cupboard, fitted shelves, radiator, power points, pendant light fitting.

Kitchen - 12' 6" x 12' 5" (3.81m x 3.78m)

Double glazed windows to rear and side, a range of wall mounted units, base units and drawers, five burner induction hob, stainless steel sink with mixer tap, new under sink water heater, integrated dishwasher, integrated grill and oven, tile splashback surrounds, power points, pendant light fitting.

Lobby - 10' 9" x 6' 6" (3.27m x 1.98m)

Providing access to store, family bathroom and utility room. Double glazed door to side, power points, light fitting.

Pantry - 3' 4" x 4' 4" (1.02m x 1.32m)

Original sash window to side, fitted shelves, tile splashback surrounds, pendant light fitting.

Family Bathroom - 9' 8" x 7' 5" (2.94m x 2.26m)

Double glazed window to side, free standing bath with shower over, pedestal wash hand basin, WC raised to comfort height with hand rails, full length radiator, heated towel rail, tile splashback surrounds, wall mounted mirror, pendant light fitting.

Utility Room - 12' 5" x 7' 5" (3.78m x 2.26m)

Double glazed window to side, boiler, washing machine, lift, power points, light fitting.

First Floor

Landing

Access to bedrooms, door to stairs to second floor.

Master Bedroom - 12' 9" x 12' 1" (3.88m x 3.68m)

Double glazed windows to rear and side, built in wardrobe, radiator, power points, pendant light fitting. Open to:

Dressing Room - 19' 1" x 7' 4" (5.81m x 2.23m)

Double glazed window to side, fitted shelves, radiator, power points, pendant light fitting. Access to:

En-suite Shower Room - 7' 9" x 6' 3" (2.36m x 1.90m)

Double glazed window to rear, newly fitted shower cubicle, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, tile splashback surrounds, pendant light fitting.

Bedroom Two - 11' 9" x 12' 1" (3.58m x 3.68m)

Double glazed window to front, fitted shelves, radiator, power points, pendant light fitting.

Bedroom Three - 11' 8" x 13' 1" (3.55m x 3.98m)

Double glazed window to front, radiator, power points, pendant light fitting.

Bedroom Four - 11' 8" x 12' 9" (3.55m x 3.88m)

Double glazed window to side, fitted wardrobes, radiator, power points, pendant light fitting. Door to en-suite bathroom:

En-suite Bathroom - 6' 8" x 6' 8" (2.03m x 2.03m)

Double glazed window to side, panelled bath with mixer tap and shower over, pedestal wash hand basin, low level WC, wall mounted mirror, towel rail, radiator, tile splashback surrounds, wood panelled walls and ceiling, pendant light fitting.

Bedroom Five - 15' 5" x 12' 2" (4.70m x 3.71m)

Double glazed window to front, original sash window to rear, fitted wardrobes, radiator, power points, pendant light fitting.

Second Floor

Living Area - 23' 8" x 12' 6" (7.21m x 3.81m)

Two double glazed windows to front, Velux window to rear above the stairs, original sash window to rear, built in cupboards, radiator, power points, pendant light fitting.

Bedroom Six - 17' 8" x 11' 8" (5.38m x 3.55m)

Double glazed windows to front and rear, built in cupboards, radiator, power points, pendant light fitting.

Single Storey Outbuilding

Front, double gated courtyard, workshop and out house.

Potential to convert the workshop and out house to a granny annex subject to obtaining planning permission.

Outside

Front garden laid to lawn with shallow walls. A rear enclosed garden with side access, benefiting from a private and sunny outlook.

Tenure

Freehold.

EPC

Rating 59, Band D.

Council Tax

The property falls within Band G.

Services

We have been advised that the services, fittings and appliances (if any) have been tested by an electrician and are deemed to be in good working condition. The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Blaby District Council.

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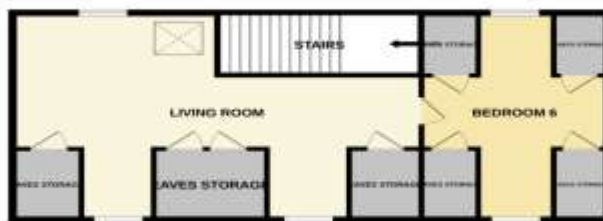
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained of doors, windows, rooms and any other items are approximate and no responsibility is omission or mis-statement. This plan is for illustrative purposes only and should be us prospective purchaser. The services, systems and appliances shown have not been test as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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