

A photograph of a modern house with a gabled roof, brick base, and a large evergreen tree in the foreground. The house features a mix of materials including brick, white siding, and dark grey accents. The garden is well-maintained with a paved path, gravel, and various plants.

JAMES
SELICKS

Field Edge

KIMCOTE, LUTTERWORTH, LEICESTERSHIRE LE17 5RX

GUIDE PRICE: £650,000



If you yearn to combine rural living in a quiet countryside setting with the convenience of town centre amenities, major road/motorway networks and rail stations within easy reach, then this extended, refurbished four bedroom detached family home with approx. 2,000 square feet of luxury living, including open plan living space and a show-stopping mezzanine bedroom with internal balcony and glass façade could be just what you've been looking for.

Extended, refurbished detached family home • Approx 2,000 Sq. Ft of luxury living • Four double bedrooms • Ground floor bedroom and ensuite shower room • Refitted family bathroom • 22 ft Open plan sitting / dining room • Family room • Kitchen and utility room • Landscaped garden with countryside views • Garage and off-road parking •

Accommodation

As you enter the front door to the side, you come into a vestibule hall which serves as the perfect spot for a boot room, and beyond here you have the utility room. The double height hall with its galleried landing above and window creates a striking impression. Ahead, is the breakfast room which is open plan with the equally impressive 22ft sitting/dining room. A landscaped fernery seen through a large picture window in the breakfast room, combines with the framed view of the leafy garden and countryside from the sliding patio doors to create a picturesque backdrop to the stunning interior with natural wood floorboards, and panelling. Glazed double doors lead through to a separate family room, which enjoys a glass façade taking in the garden and an eye-catching double height mezzanine balcony with the bedroom above.

The kitchen, at the front of the house, features an extensive range of bespoke, fitted cabinetry with wood worksurfaces over offering plenty of space for storage and food preparation. A Belfast sink sits under the window with the views of the garden at the front, while there is a range-style oven to the side, with an extractor hood over. There is an integrated dishwasher, plumbing and space for a washing machine and space for a fridge/freezer, with further fitted cupboard to the corner. A door at the side leads to a covered side passage, that in turn leads out to the front drive, and the courtyard garden at the rear and access into the garage. Back through the hall, you will find a further inner hall with large, fitted cupboard, that leads to a ground floor double bedroom and refitted ground floor shower room, that features a contemporary suite comprising shower cubicle, WC, and wash hand basin within a vanity unit.

Upstairs the sense of space continues with the galleried landing. The master bedroom features ample fitted wardrobes and picturesque views over the garden and countryside. The guest bedroom is simply show-stopping with vaulted ceiling and balcony that takes in the views through the glass elevation. There is space to accommodate a home office area here as well. The third bedroom is situated to the front and is large enough to accommodate office space to one side. The family bathroom has been refitted to provide a striking suite that includes walk-in shower cubicle, free-standing bath, WC, and wash hand basin within a vanity unit.

Outside

A block paved drive which provides off-road parking for three vehicles and leads to the garage and is flanked by an attractive, landscaped bed border and a magnolia tree offering bursts of colour in the spring and summer. To the right-hand side, a paved path meanders round and leads to the front door and porch to the side.





The leafy rear garden and its peaceful countryside setting with paddock views is the perfect place for the whole family to enjoy. The patio offers space for dining and seating while the extensive lawn is bordered by mature, shaped bedding borders. Raised timber planters at the bottom of the garden offers further planting space. A bonus is the private courtyard garden to the side, which is accessed from the side passage. Currently a fernery, it also offers scope for a further seating terrace. The garage features an electric roller door, power, and light, with access to and from the covered side passage.

Location

Kimcote is a peaceful, rural village, surrounded by the picturesque, rolling countryside of southwest Leicestershire, just 4 miles from Lutterworth town centre, and J20 M1. The neighbouring village of Gilmorton has a post office and village stores, public houses, and restaurants, while Lutterworth town centre offers many amenities with supermarkets including Waitrose, Lidl and Morrisons, a leisure centre and golf course. Kimcote offers convenient access to Leicester, Northampton, Market Harborough, and Rugby, all of which have mainline railway stations, while the M1, M6, A14 and A5 are all within reach as well.

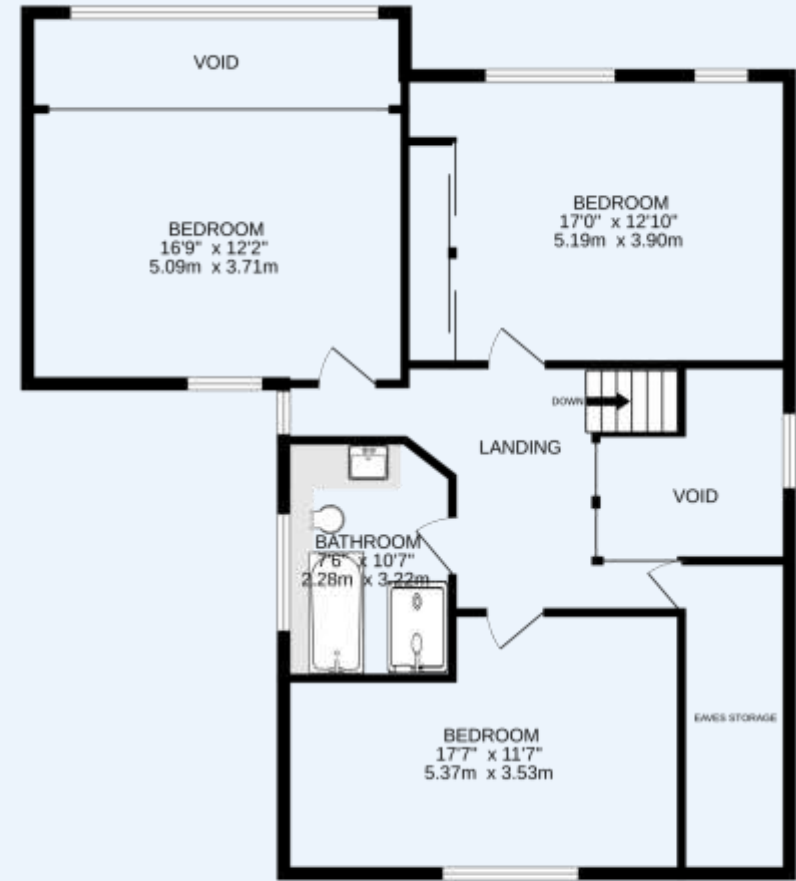
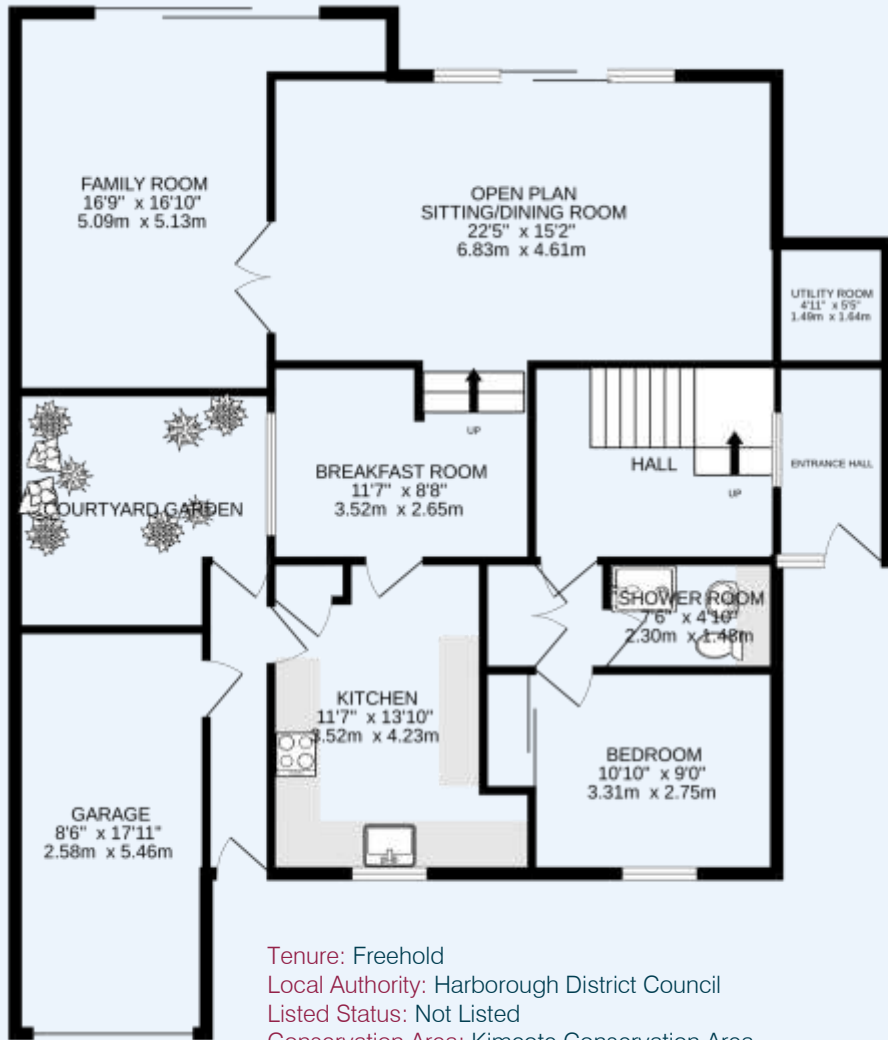
Satnav Information

The property's postcode is LE17 5RX, and house name Field Edge.

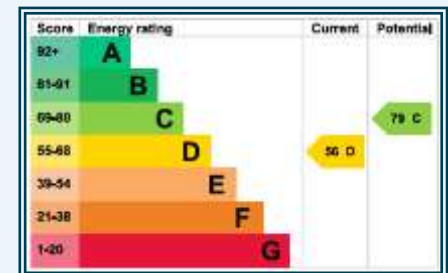








Tenure: Freehold
 Local Authority: Harborough District Council
 Listed Status: Not Listed
 Conservation Area: Kimcote Conservation Area
 Tree Preservation Orders: None
 Tax Band: E
 Services: The property is offered to the market with all mains services and oil-fired central heating.
 Broadband delivered to the property: FTTC
 Non-standard construction: Believed to be of standard construction
 Wayleaves, Rights of Way & Covenants: The Title contains covenants. Copy available on request
 Flooding issues in the last 5 years: None
 Accessibility: Two storey dwelling. No accessibility modifications
 Cladding: Yes, materials are Cedar and Zinc
 Planning issues: None which our clients are aware of
 Coastal erosion: None
 Coal mining in the local area: None



TOTAL FLOOR AREA : 2079 sq.ft. (193.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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