

# Cranmar

NORTH KILWORTH, LUTTERWORTH, LEICESTERSHIRE



JAMES  
SELICKS



Nestled on the edge of a sought-after South Leicestershire village, this spacious detached bungalow offers versatile and generously proportioned accommodation ideal for families or those seeking single-level living. Thoughtfully arranged and set within beautifully maintained gardens, the property boasts open field views to the rear.

Desirable South Leicestershire village • Located in a desirable South Leicestershire village • Welcoming entrance hall with oak flooring and WC • Bright sitting room with stone fireplace, open to dining area • Brick and hardwood conservatory with garden access • Fully equipped kitchen with Range Master oven and utility connections • Four well-proportioned bedrooms, including a master with fitted wardrobes • Family bathroom with four-piece suite including freestanding slipper bath • Driveway with access to a single garage and raised front beds • Rear patio, lawned garden with mature planting, and large brick-built store •

#### Accommodation

The entrance to the bungalow features a part-glazed front door opening into a spacious hall finished with oak flooring, which continues through much of the living area. A convenient WC is located just off the hallway.

The main reception area includes a charming sitting room with a stone fireplace and is open to the adjoining dining room. Double doors lead to a brick and hardwood conservatory, offering views of the rear garden and access to the garage.

The kitchen is well-appointed with a comprehensive range of eye and base level units and a Rangemaster professional oven featuring a double oven, grill, and six-ring halogen hob with extractor. A Warmflow boiler, plumbing for a dishwasher, and a side door add to the functionality.

The sleeping accommodation comprises four bedrooms, including a master with fitted wardrobes. The family bathroom features a white four-piece suite, freestanding slipper bath, separate shower cubicle, and an airing cupboard.

#### Outside

Externally, the property benefits from a tarmac driveway with raised beds filled with mature trees and shrubs, leading to a single garage. To the rear, a spacious patio area steps down to a beautifully maintained lawned garden, ideal for entertaining or relaxing. A large brick-built store provides excellent additional storage space.

#### Satnav Information

The property's postcode is LE17 6HX, and house number 27.







#### Location

North Kilworth is a popular conservation village in the heart of the south Leicestershire countryside. The village has amenities catering for most day-to-day needs, including a garage, The White Lion Public House, a well-regarded eighteen-hole golf course and a nationally renowned hotel and outdoor theatre.

The highly regarded market town of Market Harborough is approximately 9 miles away provides a wider range of shopping and leisure facilities as well as a mainline rail link to London St. Pancras in just under an hour. There are also great commuter links to the M1 and A14.

**Tenure:** Freehold

**Local Authority:** Harborough District Council **Tax Band:** E

**Listed Status:** Not Listed. Built mid-1960's **Conservation Area:** No

**Services:** The property is offered to the market with all mains services, solar panels and oil-fired central heating.

**Loft:** Boarded, insulated, lit & has ladders. Historic dark space (photograph processing) in situ

**Solar panels:** Generate an approx. £2,000 income per annum

**Meters:** Water meter, & an electric smart meter

**Broadband delivered to the property:** FTTC

**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way & Covenants:** Yes

**Flooding issues in the last 5 years:** None

**Accessibility:** Single storey dwelling



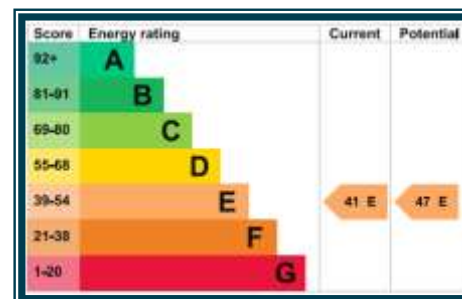






Approximate total area<sup>(1)</sup>

154.4 m<sup>2</sup>  
1662 ft<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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