

Avocet House

NORTH KILWORTH, LUTTERWORTH, LEICESTERSHIRE



JAMES
SELICKS



Welcome to Avocet House — a modern, four-bedroom detached home located in a secure, gated community. This property offers over 1,900 square feet of practical living space, along with a garage and carport. Planning permission has been granted to convert the carport into a double garage. The home is set within landscaped gardens and enjoys views over open countryside, combining rural surroundings with convenient access for commuters.

Modern, luxury detached family home • Exclusive, gated development • Over 1,900 ft² plus garage and car ports • Contemporary, high specification finish throughout • Four double bedrooms • Open plan living dining kitchen • Open plan sitting and dining rooms • Two ensuite shower rooms and family bathroom • Landscaped gardens and countryside views • Planning consent granted to create double garage •

Accommodation

As you enter Avocet House, you're welcomed by a double-height hallway with a galleried landing above and a contemporary oak staircase with glass balustrade. From here, you can glimpse the open-plan sitting and dining rooms.

The sitting room includes a modern electric fire set within a media wall and opens through double patio doors onto the garden, offering views across the surrounding countryside. The dining room is accessed via double oak-framed, glass-panelled doors from the hall. It connects openly with the living area but could be enclosed with additional doors if desired.

The open-plan living dining kitchen forms the central hub of the home. It includes a large range of modern units, a central island with integrated wine cooler, and stone worktops. Integrated Neff appliances include a double oven, induction hob, dishwasher, and space for an American-style fridge. A separate utility room provides further storage, appliance space, and external access.

A guest cloakroom with a built-in storage cupboard is located off the main hallway.

Upstairs, the galleried landing extends over 29 ft, adding to the feeling of space. The main bedroom includes a large picture window with countryside views, fitted wardrobes, and an ensuite shower room. Three additional double bedrooms are also located on this floor, one of which has its own ensuite. The family bathroom features a modern suite with bath, separate shower, WC, and washbasin.

Outside

Avocet House is located on the right as you enter this gated community through secure wrought-iron gates. A block-paved driveway provides parking for two vehicles in front of the garage and carport. Additional parking is available through the carport on further block-paved space. In December 2022, planning permission was granted to convert the garage and carport into a double garage by removing the dividing wall.

The rear garden has been carefully landscaped to create a private and functional outdoor space. It features a wraparound patio with a seating area to the side and an additional dining area beneath a pergola. A well-maintained lawn is bordered by established planting beds and garden borders.

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

Listed Status: Not Listed

Conservation Area: No

Tax Band: E

Services: The property is offered to the market with all mains services and an air source heat pump

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes – no parking at the 'hammerhead'

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling. No accessibility modifications

Planning issues: None which our clients are aware

Satnav Information

The property's postcode is LE17 6JP , and house number 9.









Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

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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.



Floor 1



Floor 2



Approximate total area^m

216.6 m²

2330 ft²

Reduced headroom

0.2 m²

2 ft²

House

1,906 ft²

177.07 m²

Garage

214 ft²

19.88 m²

Car Port

214 ft²

19.88 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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