

JAMES
SELICKS

HIGH STREET, NORTH KILWORTH

GUIDE PRICE £515,000



Maddison Cottage is a truly charming character home that has been thoughtfully extended and reconfigured to suit modern living.

With an impressive EPC rating of A thanks to newly installed solar panels, battery storage, and an air source heat pump, it blends period charm with contemporary efficiency.

Charming extended character cottage • sitting & dining rooms • spacious living/dining kitchen with garden views • three generous double bedrooms • walk-in wardrobe • en-suite • family bathroom • parking for two vehicles • EV charging point • private, enclosed south and west-facing gardens • New air source heat pump • solar panels • EPC - A

Location

Positioned between the village garage and recently refurbished White Lion Public House in the popular conservation village of North Kilworth located within south Leicestershire, close to the Northamptonshire border with amenities catering for most day-to-day needs whilst the highly regarded market town of Market Harborough provides a wider range of shopping and leisure facilities as well as a mainline rail link to London St. Pancras and junction 20 of the M1 motorway network four miles to the west.

Accommodation

The accommodation flows beautifully. The cosy sitting and dining rooms both feature log-burning stoves set within attractive fireplaces, complemented by parquet flooring. The heart of the home is the large, stunning living/dining kitchen which boasts an excellent range of eye and base level units and drawers with ample preparation surfaces, a double bowl Belfast sink, further log burner, slate flooring and views across the garden; a perfect space for family life and entertaining. Practical additions include a boot room, cloakroom and pantry/utility.

To the first floor is a spacious landing which doubles as an ideal study area. The master bedroom enjoys a walk-in wardrobe and an en-suite shower room. There are two further generous double bedrooms, served by a family bathroom with both a freestanding bath and separate shower.

Outside

The property enjoys gravelled parking for two vehicles with an electric car charging point. The private south and west-facing gardens are enclosed, and designed to make the most of the sun throughout the day, with two patio areas, a storage shed, and an attractive summerhouse.

Tenure: Freehold.

Listed Status: None.

Conservation Area: North Kilworth.

Local Authority: Harborough District Council, **Tax Band:** D

Services: Offered to the market with all mains services, solar panels with batteries, air source heat pump & electric car charging point.

Broadband delivered to the property: Fibre, 350mbps.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: Step to the front door, no specific accessibility modifications made.

Planning issues: None our Clients are aware of.











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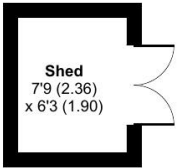
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Measures and Other Information
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased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

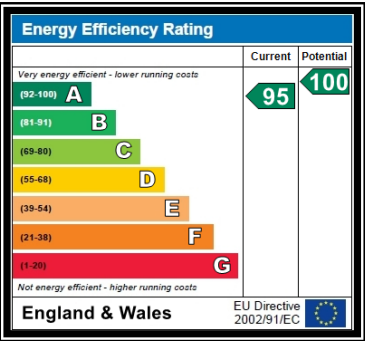


High Street, North Kilworth, Lutterworth, LE17

Approximate Area = 1426 sq ft / 132.4 sq m
Outbuilding = 48 sq ft / 4.4 sq m
Total = 1474 sq ft / 136.8 sq m
For identification only - Not to scale



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for James Sellicks Estate Agents. REF: 1357580