



Cheriton, Walton Road, Kimcote, Lutterworth, Leicestershire, LE17 5RU

HOWKINS &  
HARRISON



Cheriton, Walton Road,  
Kimcote, Lutterworth,  
Leicestershire, LE17 5RU

Guide Price: £695,000

An extended, spacious five bedroom property thoughtfully designed to make the most of the open countryside views. Located in the popular Leicestershire village of Kimcote, this property offers versatile accommodation over three floors, with scope for converting the ground floor space into further living accommodation, subject to obtaining the necessary permissions.

#### Features

- Highly sought after village
- Five bedrooms
- Four bathrooms including en-suites
- Garden room
- Wood burning stove
- Potential for conversion
- Double garage with additional parking space within for third car
- Workshops
- Generous rear garden with open countryside views
- Summer house
- Parking for several vehicles
- Three reception rooms



## Location

The village of Kimcote is located approximately 4 miles northeast of Lutterworth and is surrounded by some of south Leicestershire's most attractive open countryside, with many scenic walks. The nearby village of Gilmorton has a primary school, village store/post office, public houses and recreational facilities, with more comprehensive shopping and supermarket amenities in the nearby centre of Lutterworth. There is excellent access to the motorway and main trunk road networks at Lutterworth for the M1, M6, M69, A14 and the A5. There are also regular train services from Rugby to London Euston.



## Ground Floor

From under an open covered porch, the front door with glazed panels either side leads to a spacious and welcoming entrance hall, with solid wooden flooring, stairs rising to the first floor with useful understairs cupboard beneath and a door to a ground floor cloakroom, fitted with wash hand basin and WC. A door leads through to a double bedroom with wood effect flooring and window overlooking the front aspect. Attached is an en-suite bathroom fitted with a corner shower enclosure with attractive mosaic tiling, chrome heated towel radiator, wash hand basin, WC inset into a vanity unit with wall mounted flush. A glass block feature wall affords plenty of natural light. From the entrance hall a further door leads to a large double garage with electric doors, which opens out to a third parking space to the rear and a useful workshop. A door to the rear of the garage leads to a further spacious workshop. This area could easily be converted to a further reception room/ additional living accommodation subject to obtaining the correct permissions.





## First Floor

A spacious landing with exposed floorboards is currently being used as a dining area and has a large multi paned window overlooking the front elevation. Stripped doors provide access to the first floor accommodation, including a large sitting room which has a continuation of the exposed floorboards, dual aspect windows, one of which overlooks the front elevation, whilst the other is to the side aspect and enjoys views overlooking the church. Bi-fold doors to the rear flood the room with light and provide wonderful views over the garden and surrounding countryside. There is a bespoke fitted cabinet with shelving, along with a bespoke corner fireplace housing a wonderful wood burning stove on a brick-built hearth, which provides a focal point to the room. A door from the sitting room leads to the kitchen, which has been fitted to a contemporary style with a combination of wood and high gloss wall and base units including a concealed baking station and an island with white high gloss drawers. There are exposed floorboards and integrated appliances include a Fisher Paykal range style oven, fridge/freezer and Bosch dishwasher. A vaulted ceiling has dimmable LED lights and a Velux window. Double doors with glazed panels either side provide access to the delightful garden room, this fabulous light and airy space has panoramic views over the garden and countryside beyond, with windows to both side aspects, multiple Velux windows and bifold doors to the rear garden. The principal bedroom has exposed floorboards, window overlooking the front aspect and contemporary fitted wardrobes with frosted glass. The en-suite bathroom is fitted with a fully tiled corner shower enclosure, ball and claw foot bath with hand held Victoriana shower attachment over, two heated towel radiators, wash hand basin inset into a white high gloss vanity unit with fitted mirror over, WC and storage cupboard with shelving.









## Second Floor

A Velux window on the landing affords plenty of natural light, creating an ideal space for a study or library area. Doors lead through to three bedrooms and two bathrooms one of which is fitted with an attractive ball and claw foot bath, WC and wash hand basin.



## Outside

To the front of the property there is a tarmacadam driveway which provides parking in front of the two electrically operated garages. The front garden is mainly laid to lawn with pedestrian gates either side of the property providing access to the generous rear garden, which has stunning views over the open countryside and is also mainly laid to lawn. The garden is enclosed by a combination of close board and post and rail fencing and has a paved patio area which extends across the rear of the property, providing an ideal space for outdoor dining and entertaining. There is an enclosed area which has been used for growing fruit and vegetables and to the rear side of the garden is a delightful wooden summer house, along with two greenhouses which are located to the side of the property.



## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455-559203.

## Fixtures and Fittings

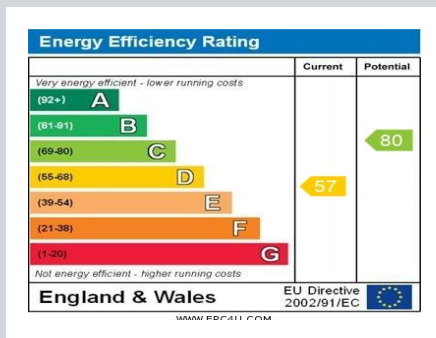
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Harborough District Council Tel:01858 828282.  
Council Tax Band – F.



## Howkins & Harrison

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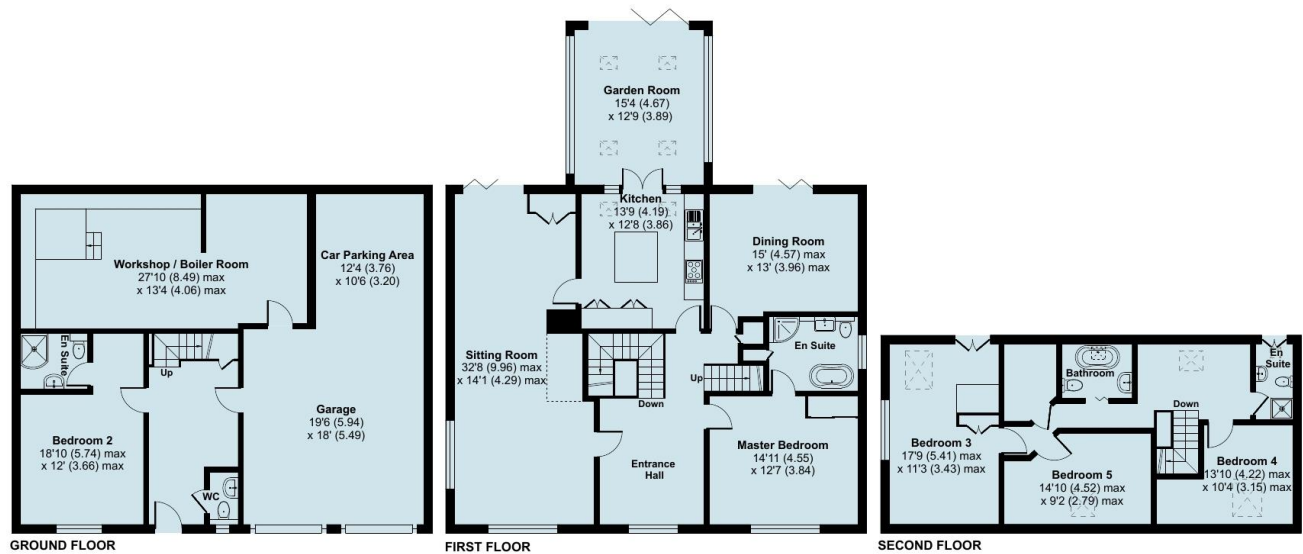
## Walton Road, Kimcote, Lutterworth, LE17

Approximate Area = 3009 sq ft / 279.5 sq m

Garage = 487 sq ft / 45.2 sq m

Total = 3496 sq ft / 324.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Howkins & Harrison. REF: 1227199

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