



22 Mill Field Close, South Kilworth, Lutterworth, Leicestershire, LE17 6FE

HOWKINS &
HARRISON

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South Kilworth, Lutterworth,
Leicestershire, LE17 6FE

Guide Price: £650,000

Occupying a sizeable plot, this stunning five bedroom executive property, built from Northamptonshire stone, is located at the end of a quiet cul-de-sac with double garage and generous rear garden, in the highly sought after Leicestershire village of South Kilworth.

Features

- Highly desirable village location
- Quiet cul-de-sac location
- Generous plot
- Open plan kitchen/breakfast/dining room
- Underfloor heating to the ground floor
- Study
- Utility room
- Downstairs cloakroom
- Five double bedrooms
- Two en-suites
- Large driveway with ample parking
- Double garage
- Air source heat pump
- EPC rating - B



Location

South Kilworth is a small close knit community village on the Leicestershire/Northamptonshire border. Local amenities within the village include a 400 year old pub, an award winning butchers and a popular Church of England primary school. It has an active parish council and village hall providing many events, clubs and groups. There is also a nearby sports club and the Kilworth Springs golf course, Kilworth House Hotel and Theatre, as well as the Grand Union canal (and marina) within walking distance. Road links are excellent with access to the M1 junction 20 within a short distance as well as the M6 and A14. The market towns of Lutterworth and Rugby, with their wide range of shopping facilities, are a short distance away, as well as Market Harborough with its rail service to London St Pancras in approximately one hour. Nearby Rugby also offers a regular mainline rail service to London Euston which takes just under 50 minutes. There are a number of highly regarded schools available in both Lutterworth and Rugby, including Lutterworth College and Lutterworth High School and in Rugby, there is Lawrence Sheriff, a grammar school for boys, Rugby High School for Girls, Bilton Grange Prep School and the world-renowned Rugby School, along with a good range of state and independent schools for all ages.



Ground Floor

A spacious entrance hall is fitted with ceramic tiling, stairs rising to the first floor and oak doors leading through to the ground floor accommodation along with the downstairs cloakroom, fitted with wash hand basin inset over a vanity unit and WC. The living room is of a generous size with dual aspect windows and a feature fireplace with marble surround, which provides a welcome focal point to the room. Sliding doors provide access to the rear garden. Accessed from the entrance hall, the kitchen/breakfast/dining room, with ceramic tiled flooring which is underfloor heated, extends the full length of the property which offers generous open plan accommodation, providing a wonderful space for family gatherings and entertaining guests. The kitchen is fitted with a variety of modern navy and grey shaker style kitchen cabinets, including drawers and pan drawers with complementary marble work surfaces over and a large island unit with induction hob inset and extractor fan over. Additional appliances include double ovens, warming drawer, fridge, freezer and dishwasher. From the dining area of the kitchen, doors lead through to a utility room where there is space and plumbing for additional appliances and access to the side of the property. A further door leads through to the study, which overlooks the rear garden, and sliding doors from the dining area lead to the garden.





First Floor

A spacious galleried landing with window over provides access to the first floor accommodation, which includes five double bedrooms and the family bathroom, which is fully tiled throughout and is fitted with a bath, corner shower enclosure with rainfall shower, WC, chrome heated towel ladder and vanity unit with wash hand basin and fitted mirror over. The generously sized principal bedroom features dual aspect windows, which flood the room with natural light and overlooks the rear garden. Also benefitting from an en-suite attached with a fully tiled shower enclosure, wash hand basin and WC. There are four further bedrooms all of which overlook the front aspect with bedroom two also benefitting from its own en-suite bathroom, fitted with attractive herringbone tiling and comprising of a shower enclosure with rainfall and handheld shower, WC, wash hand basin and heated towel ladder.

Outside

To the front of the property there is a large block paved driveway providing parking for several vehicles and a double garage with remote control electric doors. The front garden is mainly laid to lawn with some laurel screening. A side gate leads to the sizeable rear garden which is fully enclosed by timber fencing and is mainly laid to lawn, with a paved patio area which provides an ideal space for outdoor dining and entertaining. A side gate provides access to a public walkway.





Viewing

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

Fixtures and Fittings

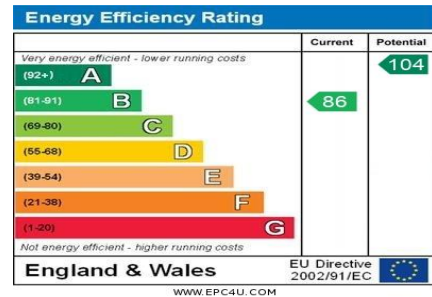
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – G.



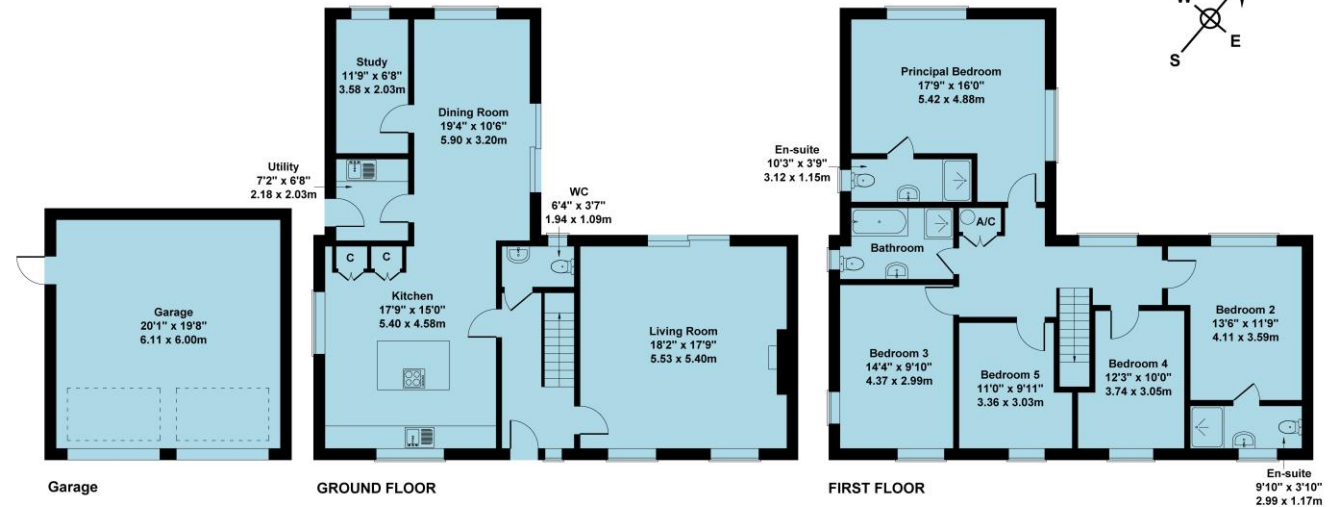
Howkins & Harrison

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Approximate Gross Internal Area
2508 sq ft - 233 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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