



The Pines, Cranmer Lane, North Kilworth, Lutterworth, Leicestershire, LE17 6EX

HOWKINS &
HARRISON

The Pines, Cranmer Lane,
North Kilworth, Lutterworth,
Leicestershire, LE17 6EX

Guide Price: £890,000

A beautifully presented, extended five bedroom detached property located within a conservation area, in the sought after village of North Kilworth, with a south facing landscaped rear garden. This property has been much improved by the current owners and offers generously proportioned rooms designed to a contemporary style. Further benefitting from a double garage with electric door, separate gym, solar panels and EV charger.

Features

- Fabulous rear extension with double aspect bi-fold doors
- Edge of village location
- Parking for several vehicles and double garage with electric doors
- Landscaped private rear garden
- Sitting room with log burner
- Principal bedroom with en-suite
- Flexible living accommodation
- Window frames and doors by Evolution Storm chosen for their high energy rating and efficiency
- Solar panels on the south facing roof
- Multi paned Georgian style windows
- EV charger & Oil central heating
- Walking distance of local amenities including a primary school
- Conservation area
- EPC rating – C



Location

This highly regarded South Leicestershire village has many amenities including a primary school, public house, Kilworth Springs Golf Club and just outside the village, Kilworth House Hotel which boasts an outdoor theatre. 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.



Ground Floor

Accessed from under a tiled covered front porch, the property opens into a welcoming and spacious entrance hall where stairs, with oak spindles and white newel posts, rise to the first floor. Oak panelled doors, which complement the flooring, provide access to the ground floor accommodation including the cloakroom, which has been refitted and comprises of a WC, wash hand basin and large cupboard with sliding doors, ideal for the storage of coats and shoes. There are three reception rooms which include a study overlooking the front aspect, which could alternatively be used as a ground floor bedroom if required, as it is ideally placed adjacent to the cloakroom. The lounge also overlooks the front aspect through an attractive bay window and is fitted with solid oak flooring. A chimney breast with white limestone surround and mantel, polished slate hearth with Stovax wood burner inset, provides an attractive focal point to the room. Internal wooden bi-fold doors open into the open living space. These rooms provide flexible living accommodation, offering both open plan and a more cosier living space by closing the adjoining doors. The fabulous open plan kitchen/living extension with impressive, vaulted ceiling and oak beams is located to the rear of the property. Fitted to a high specification, the kitchen features a De Dietrich induction hob, extractor fan, double Neff oven, integrated dishwasher, fridge and freezer. There are numerous wall and base kitchen cabinets incorporating numerous cupboards and drawers, with complementing Quartz worksurfaces over. A beautiful black enameled Rayburn provides heating, hot water and provides a further cooking option. There is underfloor heating throughout the kitchen and open plan areas below the limestone floor tiles. There are distinct dining and sitting room zones which provide an ideal space for social gatherings and entertaining. A standout feature is an impressive Charnwood log burner and there are views and access into the garden through two sets of bi-folding doors, which are Evolution Contemporary Aluminium in anthracite grey and open to the decking areas and patios. The utility room was refurbished and replaced in 2018 with fitted cupboards, work surfaces, additional sink, plumbing for laundry appliances and a stable door leading to the outside.





First Floor

A light and airy galleried landing has doors leading to five well portioned and spacious bedrooms, all fitted with integral wardrobes, and the family bathroom. The principal bedroom overlooks the front elevation and benefits from its own en-suite with Metro style tiling, Victorian style heated towel radiator and white fixtures including a wash hand basin with vanity unit beneath and shower. The family bathroom is also fitted with a white suite, with additional bath with middle tap figure and handheld shower, along with a separate shower enclosure.

Outside

To the front of the property there is a well maintained driveway surrounded by a backdrop of mature trees and gardens. The driveway, edged with lawns and planted beds, sweeps to the garage and leads across paving to the front porch entrance, where there is a log store. There are wooden gates to both sides of the property with paths providing access to the south facing rear garden which enjoys sunlight for a high proportion of the day. The landscaped garden is filled with established trees, shrubs, plants and vegetable beds. A greenhouse, lawn and patio areas surround the koi carp pond, along with a Tuin log cabin which is currently being used as a gym, whilst storage is provided by a large shed which is attached to the double garage.





Viewing

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

Fixtures and Fittings

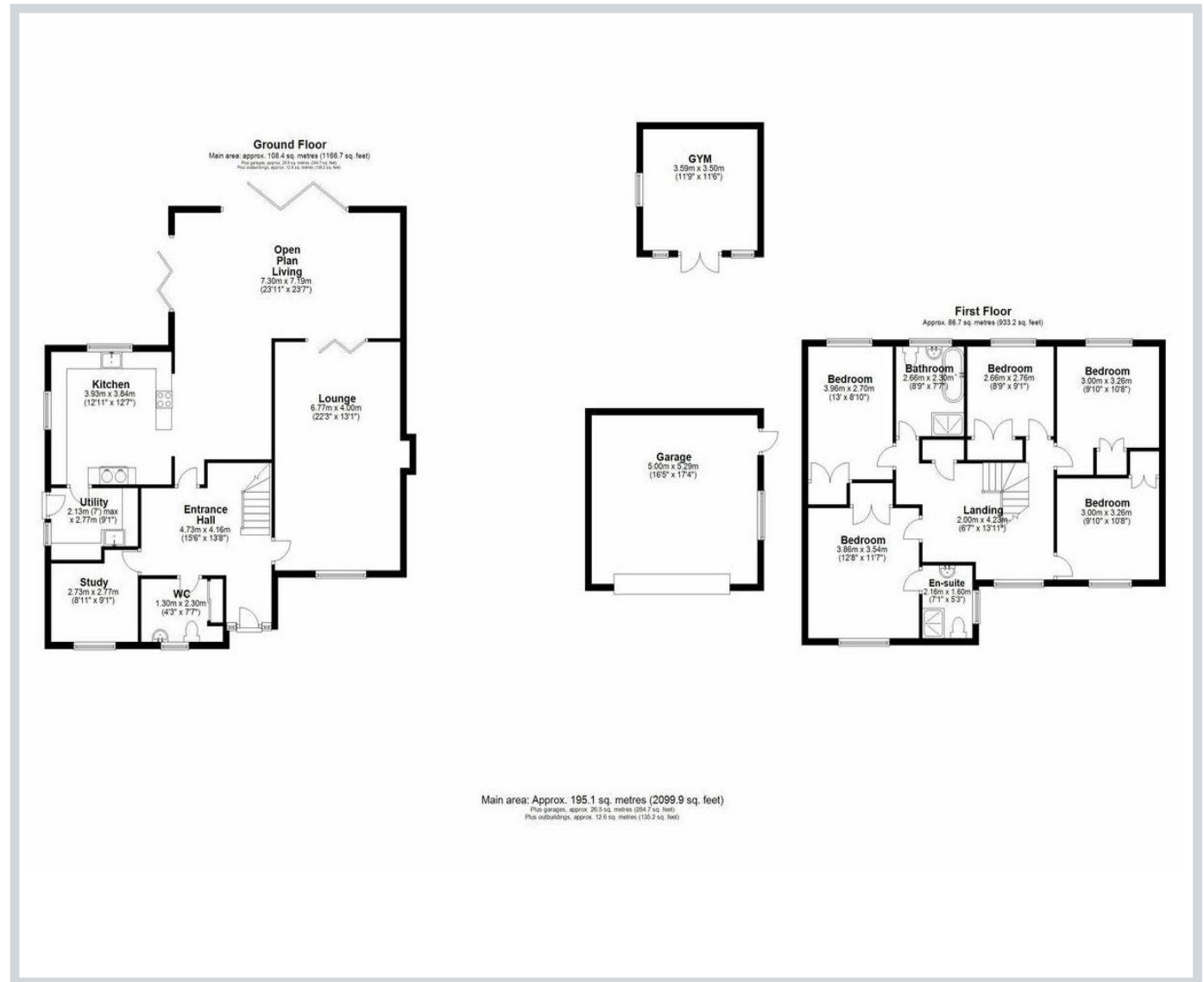
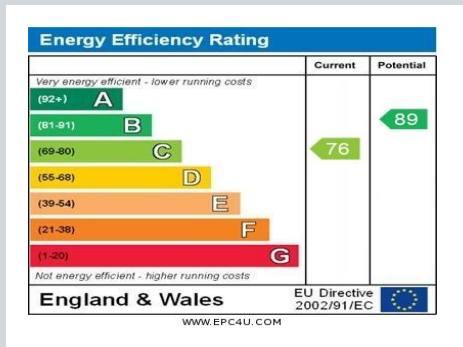
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

12a Market Street, Lutterworth, Leicestershire LE17 4EH

Telephone 01455 559203
Email lutterworthproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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.



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.