

5 Ridge Way, North Kilworth, Lutterworth, LE17 6FH

HOWKINS LARRISON

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Guide Price: £335,000

Nestled in the sought after village of North Kilworth, this exquisite three bedroom semidetached property on Ridge Way offers a perfect blend of modern living and traditional comfort. The property has been thoughtfully designed and finished to a high specification by the renowned builder, Francis Jackson, and comes with a reassuring seven-year NHBC warranty. The heart of the home is undoubtedly the fabulous open-plan kitchen/dining/living room, ideal for family gatherings or hosting friends, whilst the sitting room provides space for relaxing. The master bedroom features a luxurious en-suite bathroom and the property further benefits from off-road parking and a single garage.

Features

- Built in 2022 by award-winning Francis Jackson Homes
- High-specification finish throughout
- Open plan kitchen/dining/living room
- Energy-efficient with air source heat pump
- Three double bedrooms
- Two bathrooms, including en-suite to master
- Generous driveway parking for up to 3 cars
- South-facing rear garden
- Single garage with side access
- 7 years NHBC warranty







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.



Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.









Ground Floor

As you enter, you are welcomed by a spacious entrance hallway. The main sitting room, located to the front of the house, is a comfortable space for relaxing, featuring a large window that affords plenty of natural light. A downstairs cloakroom is conveniently located just off the sitting room. To the rear of the property is a stunning open-plan kitchen/dining/living area, perfect for entertaining or family gatherings. This room is bathed in natural light, thanks to the French doors leading out to the south-facing garden. The shaker-style kitchen includes a seated breakfast bar offering further storage, induction hob, double oven and an integrated dishwasher and fridge/freezer. Just off the kitchen is a practical utility room with fitted cabinets, sink and space with

plumbing for both a washing machine and tumble dryer. The utility well-appointed with a bath and overhead shower, WC, sink, and towel room conveniently provides side access to the driveway.

First Floor

To the first floor there are three double bedrooms and two modern bathrooms. The master bedroom, positioned to the front of the property, offers lovely open views, two double fitted wardrobes, and a stylish en-suite shower room with walk-in shower, sink, WC and a heated towel rail. The second bedroom is a spacious double room overlooking the rear garden. The third bedroom is a smaller double and could alternatively be used as a nursery, child's bedroom, home office or dressing room. The family bathroom is

radiator.

Outside

The south-facing rear garden is private and low-maintenance, with side access to both the driveway and garage (which includes a convenient side door). The driveway can comfortably accommodate up to three vehicles.

Viewing

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

Fixtures and Fittings

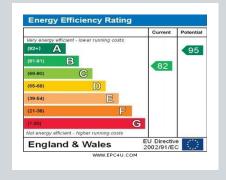
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – C.



Howkins & Harrison

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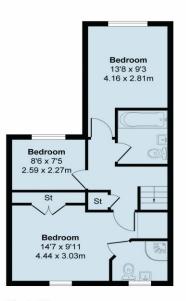
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Approximate Gross Internal Area 1044 sq ft - 97 sq m (Excluding Garage)

Ground Floor Area 571 sq ft - 53 sq m First Floor Area 473 sq ft - 44 sq m Garage Area 210 sq ft - 20 sq m







First Floor



Floor plan produced in accordance with BICS Property Measurement 2nd Edition, Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 quarantee 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.





