



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

HOWKINS &
HARRISON

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Lutterworth, LE17 6FH

Guide Price: £335,000

Nestled in the sought after village of North Kilworth, this exquisite three bedroom semi-detached 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.

Agents Note

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 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

well-appointed with a bath and overhead shower, WC, sink, and towel 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.

