



30 Elmcroft Road, North Kilworth, Lutterworth, Leicestershire, LE17 6HX

HOWKINS &
HARRISON

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North Kilworth, Lutterworth,
Leicestershire, LE17 6HX

Guide Price: £500,000

Nestled at the end of a peaceful cul-de-sac in a sought-after residential area, this impressive and deceptively spacious four-bedroom detached family home offers an exceptional standard of living throughout. With a large four-car driveway, single garage, and a thoughtfully designed interior featuring multiple reception rooms, modern open-plan kitchen/diner, and a generously sized rear garden, this property is perfectly suited to families, professionals, or those looking to combine home and work life with ease. Boasting quality finishes such as solid oak doors, underfloor heating in the dining room, and plenty of built-in storage, this home offers both style and practicality in equal measure.

Features

- Sought after village location
- Well presented throughout
- Four spacious bedrooms
- Master with en-suite shower room
- Situated on a private road at the end of a quiet cul-de-sac
- Open plan kitchen/dining room
- Utility room and downstairs cloakroom
- Separate sitting room with log burner
- Home office and snug/playroom
- Generous garden with outdoor entertaining space
- Garage with ample off-road parking
- Owned solar panels generating an income



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

As you approach the property, you are greeted by a generous driveway with space for four vehicles, leading to a single garage which also offers overhead storage space. Step through the front door into a spacious entrance hallway, which sets the tone for the rest of the home. The layout flows beautifully, offering easy access to all areas of the ground floor. Straight ahead is a contemporary downstairs cloakroom, thoughtfully designed with built-in storage perfect for coats and shoes. To the left of the hallway is the main living room, a warm and welcoming space with a large bay window to the front and additional windows to the rear, filling the room with natural light. A log burner provides a stylish focal point and a cosy ambiance making this a perfect space for relaxing. Also off the hallway, you will find a beautifully finished open-plan kitchen and dining room, ideal for modern family life. The kitchen is fitted with a modern range of base and wall units, incorporating numerous cupboards and drawers providing plenty of storage, with fitted appliances to include a sleek electric hob, integrated oven, dishwasher, wine cooler and space for a double fridge/freezer. This space seamlessly opens into the dining area, creating a social and functional heart of the home. From the dining area, there are two additional rooms offering fantastic versatility. To the left, a flexible space currently used as a snug and playroom, complete with patio doors opening out to the rear garden, perfect for indoor-outdoor living during the warmer months. To the right, a further room currently serving as a home office, offering quiet separation from the main living areas, ideal for homeworking or study. To the rear of the ground floor is a well-equipped utility room, housing the boiler and offering a wealth of integrated storage options. A door provides outside access to the garden from here.





First Floor

A beautiful staircase with oak and glass balustrade leads to the first floor which continues to impress, with four spacious bedrooms, all offering excellent proportions and versatility, and the family bathroom. To the left of the landing, there are two double bedrooms – one of which could also serve as a home office, nursery, or guest room. To the front of the property, a spacious double bedroom benefits from built-in wardrobes, offering excellent storage. Adjacent to which you will find the luxurious master bedroom, which also includes built-in wardrobes and a modern en-suite shower room for added convenience. The family bathroom is beautifully appointed with a built-in vanity unit with cupboards, inset sink and WC with wall mounted flush, panelled bath with glass shower screen and shower over and a contemporary chrome heated towel radiator, finished with tiling to the walls and floor. There is loft access from the landing which is fully boarded, providing excellent additional storage potential.

Outside

The rear garden is a real highlight of the home. It features a generous patio area, perfect for outdoor seating, barbecues and al fresco dining. Wooden sleeper steps lead up to a large, raised lawn, also edged with sleepers, with mature planting, offering plenty of space for children to play or for keen gardeners to make their mark. There is a gravelled area and an additional patio offering further space for outdoor seating. The garden also benefits from dual side access from both sides of the property — a convenient and secure feature. Outdoor electrics are already in place, offering scope for lighting, heating, or garden entertainment options. The solar panels to the roof are owned and generate a healthy income. More information is available on request.

Agents Note

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





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.

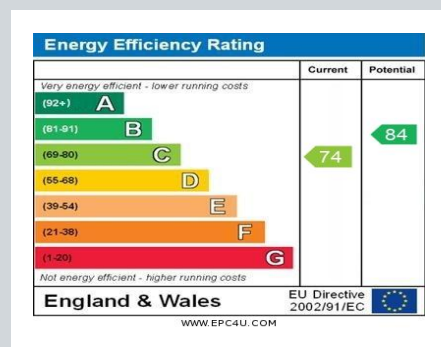
Services

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 – E.

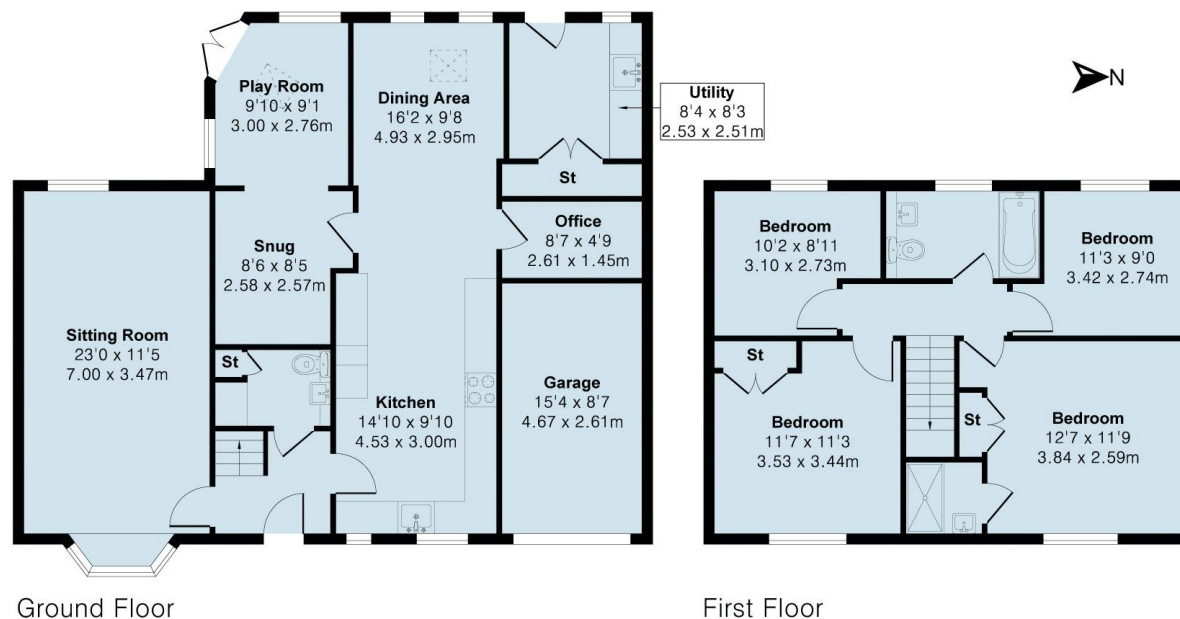


Approximate Gross Internal Area 1536 sq ft - 142 sq m (Excluding Garage)

Ground Floor Area 929 sq ft – 86 sq m

First Floor Area 607 sq ft – 56 sq m

Garage Area 131 sq ft – 12 sq m



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.



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