



Measurements

Kitchen	15' 1" x 7' 10" (4.59m x 2.39m)
WC	5' 8" x 2' 4" (1.73m x 0.71m)
Utility Room	5' 8" x 5' 0" (1.73m x 1.52m)
Second Kitchen/Utility Room	16' 1" x 7' 3" (4.90m x 2.21m) max
Living Room	15' 10" x 13' 6" (4.82m x 4.11m) max
Dining Room	14' 4" x 15' 0" (4.37m x 4.57m)
Snug	14' 9" x 16' 0" (4.49m x 4.87m)
Master Bedroom	14' 9" x 16' 0" (4.49m x 4.87m)
Bedroom Two	15' 0" x 7' 9" (4.57m x 2.36m)
Bedroom Three	7' 11" x 11' 4" (2.41m x 3.45m)
Shower Room	8' 3" x 7' 4" (2.51m x 2.23m)
Guest Bedroom	15' 3" x 15' 6" (4.64m x 4.72m)
Bathroom	6' 2" x 12' 0" (1.88m x 3.65m)



“Goodmans Cottage”



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“Goodmans Cottage”

Situated in the pretty and picturesque village of South Kilworth, Goodmans Cottage is a stunning Grade II listed thatched cottage in excellent decorative order throughout with generous proportions, a wealth of character, four bedrooms and a beautiful cottage style rear garden!

Property Highlights

- Located in the stunning South Leicestershire village of South Kilworth, the property is within walking distance to the local pub, church, school, village hall and countryside walks are on the doorstep. Market Harborough, Kettering and Rugby are all within driving distance offering excellent commuter rail links.
- The property is formerly two cottages and has been knocked through into one four bedroom home or offering the potential to be used as a three bedroom home and a one bedroom annex with its own front door, kitchen and first floor bedroom, perfect for multi-generational living.
- Stunning period features including exposed beams, brace and latch internal doors, log burners and a beautiful thatched roof that has been re-thatched in 2020.
- Entrance through the beautiful solid oak front door leading into the stunning Dining Room with solid oak wide-plank flooring, exposed beams, brace and latch internal doors, a fireplace with a non-functional log burner, stairs to the First Floor and windows to the front and rear.
- Cosy Snug in excellent decorative order featuring exposed beams to the ceiling, a window to the front elevation and an Aga multi-fuel burner offering a focal point to the room.
- Extended Kitchen/Breakfast Room comprising attractive laminate flooring, a host of eye and base level fitted units, granite work surfaces, an inset stainless steel one and a half bowl sink, an integrated fridge, two under counter freezers, an integrated dishwasher, a freestanding electric cooker (available by separate negotiation), French doors out to the garden and a door through to the Guest WC.
- Guest WC with continued laminate flooring and a white two piece suite to include a low level WC and a corner wash hand basin.
- Generous Living Room of a good size with its own front access door, a window to the front elevation, a chimney breast with a non-functional log burner, stairs rising to the First Floor and two wall mounted electric panel radiators.
- Well-appointed Utility Room comprising ceramic tiled flooring, a host of eye and base level fitted units, roll top work surfaces, a stainless steel sink, space for a washing machine and fridge/freezer, and a stable door leads out to the rear garden. The room offers the potential to be utilised as a full kitchen if a buyer were to use this part of the property as a separate annex.
- The First Floor on one side of the property has a generous bedroom with a window to the front elevation injecting natural light and is currently used as a Guest Bedroom/Study but offers the potential to be used as a Master Bedroom with its own En Suite Bathroom. A drop down ladder provides access into the fully boarded Attic.
- The Bathroom comprises attractive vinyl flooring, a window overlooking the rear garden and a white four piece suite to include a low level WC, a vanity enclosed wash hand basin, a panel enclosed bath and a double width shower with an electric shower over.
- The First Floor of the main cottage comprises three double bedrooms with beautiful raked and curved ceilings offering a fantastic touch of character.
- The Second Bedroom is currently used as a walk-in wardrobe and has an outlook over the stunning rear garden.
- Modern Shower Room comprising attractive vinyl flooring, a chrome heated towel rail and a white three piece suite to include a low level WC, a pedestal wash hand basin and a double-width walk in shower with a Mira fitted shower over. The airing cupboard is in the Shower Room and houses the electric boiler.



Outside

The cottage has an extremely pretty frontage with the render and the thatched roof offering a picturesque look. Parking for two to three cars can be found at the front with access to both front doors. The stunning cottage-style rear garden has a truly private feel and comprises a paved patio area leading from the rear doors offering the perfect place to sit and enjoy a morning coffee. Steps lead up through an apple-blossom-covered pergola to a lawn area with a variety of mature planted borders, high level hedgerows and two pond areas. Two brick built outbuildings along with a timber shed provide additional storage and to the right hand rear is a greenhouse and a raised patio area, perfectly positioned to catch the best of the days sun.