



South Lodge, Walcote Road, South Kilworth, Lutterworth, Leicestershire, LE17 6EQ

HOWKINS &  
HARRISON

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South Kilworth, Lutterworth,  
Leicestershire, LE17 6EQ

Guide Price: £775,000

Located in a secluded countryside setting, South Lodge is an attractive, modernised and substantially extended single-storey residence, set back along a long private driveway and occupying a generous plot of approximately one-third to half an acre. Offering over 3,000 sqft of versatile accommodation, this impressive home is ideally suited to buyers seeking privacy, space, and a rural lifestyle, with open fields and woodland to the rear.

Having been thoughtfully extended, the property now offers flexible living accommodation, including four well proportioned double bedrooms, multiple reception rooms, a study, a large kitchen/breakfast room, conservatory, and a substantial utility/garage space. The recent extension also offers excellent potential for multigenerational living or annexe use, with its own separate entrance while remaining connected to the main home.

The property is fully electric and highly energy efficient, benefitting from solar panels with inverter battery storage. Offering a significant saving compared to traditional oil-heated rural homes. The added advantage of no onward chain ensures a smooth and straightforward purchase.



## Features

- Sought after village location
- Located in a secluded countryside position
- Over 3,000 sq ft of accommodation
- Generous plot extending to 0.44 acres or thereabouts
- Generous gardens
- Backing on to open fields to the rear
- Spacious kitchen/breakfast room
- Utility room
- Conservatory
- Extension suitable for use as an annexe
- Four well proportioned bedrooms
- Detached double garage and utility room
- The property is fully electric and highly efficient
- Solar panels with inverter battery storage
- No onward chain
- Outbuildings, including a large storage shed



## Location

South Kilworth is a small and friendly community village on the Leicestershire/Northamptonshire border. Local amenities within the village include a 400 year old pub, an award winning butchers and a popular Church of England primary school. It has an active parish council and village hall providing many events, clubs and groups. There is also a nearby sports club and the Kilworth Springs golf course, Kilworth House Hotel and Theatre, as well as the Grand Union canal (and marina) within walking distance.

## Accommodation

The main entrance opens into a spacious and welcoming hallway, flooded with natural light and finished to a high standard throughout, with quality LVT flooring and oak internal doors. A convenient downstairs cloakroom is positioned off the hallway. Situated to the rear of the property, a large conservatory with electric points and French doors offers additional living space, enjoying panoramic views across the gardens and surrounding countryside. At the heart of the home is the impressive kitchen/breakfast room, fitted with country style shaker cabinetry, wooden worktops, a large double sink, and a Range Master cooker. Two large windows overlook the front garden and driveway, while high ceilings and loft access further enhance the sense of space. To the rear of the kitchen is a further versatile reception room, suited as a formal dining room, family room, playroom, or study. The extension provides a separate entrance with its own loft access, creating potential for annex style living. To the rear of this area is a large utility/garage, housing the solar battery system, workspace, and sink, along with an additional WC with heated towel rail. A feature of the home is the spectacular living/dining/family room, positioned to the right-hand side of the bungalow. This expansive space benefits from wooden flooring, two bay windows, and two French doors opening onto both the front and rear gardens, allowing natural light to flood the room throughout the day. A central open fireplace provides a warm and inviting focal point.





## Bedrooms and Bathroom

The property offers four spacious double bedrooms, The principal bedroom is located to the front of the home, featuring large windows overlooking the garden, carpeted flooring, and electric blinds. Bedroom two is also front-facing and benefits from fitted double wardrobes. Bedroom three overlooks the rear garden and enjoys a peaceful outlook. Bedroom four, positioned at the rear, is a generous double with hardwood flooring, electric blinds, and garden views. The family bathroom has been recently and tastefully updated, comprising of a large bath, walk-in shower, wash basin, and WC.

## Outside

The property is approached via a brick walled frontage with electric gates and a separate pedestrian access, providing a high level of security. A ten foot boundary fence encloses the plot, ensuring maximum privacy. Beyond the gates, a large gravelled driveway provides extensive off road parking alongside a well maintained front garden. The rear garden is a particular highlight, enjoying far reaching views across neighbouring fields and woodland. Fully enclosed and secure, the garden is mainly laid to lawn with mature trees and a hedge lined boundary, and benefits from access to the front driveway from both sides of the property. Immediately to the rear of the property is a patio and pebbled seating area, leading to a decked terrace with pergola positioned behind the utility/garage. The garden also benefits from external power points and multiple outbuildings, including a large storage shed. In addition, there is a separate detached garage located to the right-hand side of the property, fully secure with electricity and currently used for storage.





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

### Fixtures and Fittings

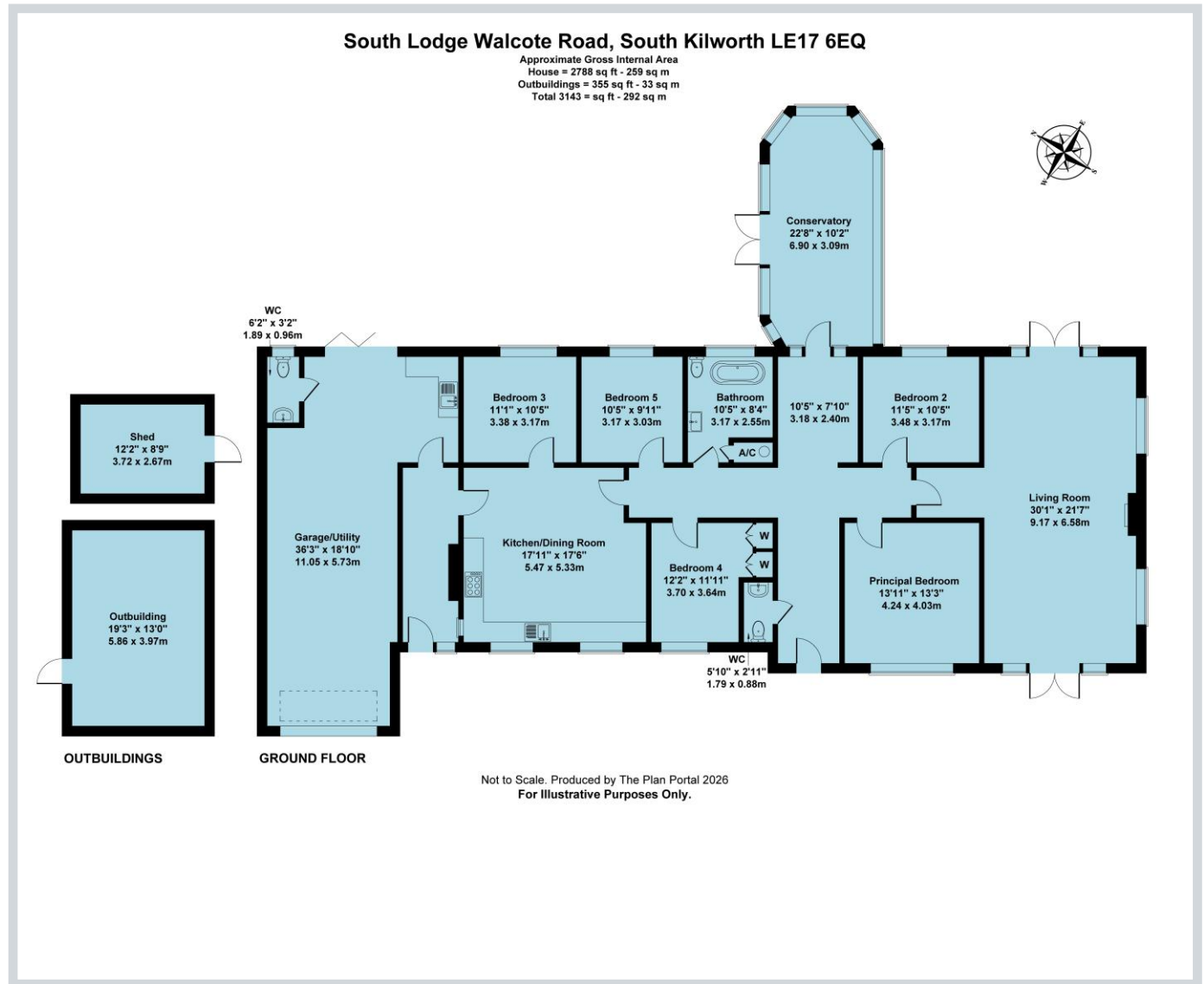
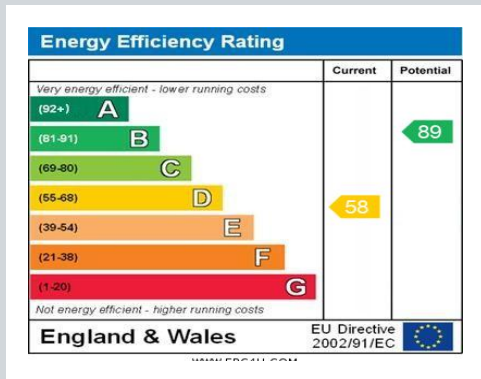
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

### 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.



### Howkins & Harrison

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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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