ADAMS & JONES

9 St Mary's Road
Market Harborough
Leicestershire LE16 7DS
01858 461888

2 Station Road
Lutterworth
Leicestershire LE17 4AP
01455 886670

info@adams-jones.co.uk
www.adams-jones.co.uk

Service without compromise

Fair View Cottage Welford Road, South Kilworth, LE17









Auction Guide £400,000

Being by online Auction with an end date of January 19th @ 1pm- Situated in the village of South Kilworth, Fair View Cottage offers a delightful blend of traditional character and modern family living. This beautifully extended cottage is designed to provide ample space for family life, making it an ideal home for those seeking comfort and convenience. Upon entering, you are welcomed by a quaint porch that leads directly into a spacious dining hall. The inviting sitting room, adorned with an open fireplace, is perfect for cosy evenings with loved ones. The inner hallway provides access to a convenient cloakroom, while the breakfast kitchen features a door that opens to the outside, allowing for easy access to the garden. The garden breakfast room, with its set of patio doors, seamlessly connects indoor and outdoor living, making it a wonderful space for entertaining or enjoying leisurely meals. The first floor boasts three generously sized double bedrooms, each equipped with fitted wardrobes to maximise storage. The master bedroom benefits from an ensuite shower room, providing a private retreat, while the family bathroom is both spacious and well-appointed, featuring a separate shower for added convenience. Outside, the garden is a private haven, featuring a paved patio area and a lush lawn bordered by shrubs and plants, perfect for relaxation or play. An additional patio at the top of the garden offers a lovely spot for al fresco dining or enjoying the sunshine. To the front, a charming cottage garden enhances the property's appeal, and a driveway provides ample off-road parking, leading to a larger than average single garage. Fair View Cottage is a wonderful opportunity for those looking to embrace village life while enjoying the comforts of a charming family home.

naea | propertymark PROTECTED · The Property Ombudsman · arla | propertymark PROTECTED

Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

ADAMS & JONES

Service without compromise

Entrance Porch 6'9" x 3'7" (2.06m x 1.09m)



Enter into the property where you will find a multi paned door that leads into the dining hall

Dining Hall 12' x 11'5" (3.66m x 3.48m)



The dining hall has coving to the ceiling, dado rails and a radiator. A set of double doors open into the sitting room and when open provide a great entertaining space for friends and family.

Dining Hall Photo 2



Sitting Room 14'8" x 12' (4.47m x 3.66m)



This lovely sitting room has timber beams to the ceiling and a bay window to the front aspect. The feature fireplace houses a 'Calor Gas' coal effect fire to enjoy cosy nights in the winter months. Central heating radiator.

ADAMS & JONES

Service without compromise

Sitting Room Photo 2



Inner Hallway

The inner hallway gives access to the cloakroom, breakfast kitchen and the garden/ breakfast room.

Cloakroom 4' x 3' (1.22m x 0.91m)



Fitted with a low level WC and a wall hung wash hand basin. Ceramic floor tiles, extractor fan and a central heating radiator.

Garden/Breakfast Room 13' x 11'8" (3.96m x 3.56m)



This versatile room has timber beams to the ceiling and a set sliding patio doors opening into the garden. Ceramic tiled flooring. Large storage cupboard . Central heating radiator. The staircase rises to the first floor accommodation.

Garden/Breakfast Room Photo 2



ADAMS & JONES

Service without compromise

Breakfast Kitchen 13' x 11'8" (3.96m x 3.56m)



Fitted with a wide range of oak fronted cabinets with complimenting surfaces. Composite sink unit with mixer taps. Ceramic hob with extractor hood. Oven & combination microwave. There is space for a washing machine, tumble dryer and fridge. A window overlooks the garden and a glazed door gives access to the side of the property. Ceramic tiled flooring and a central heating radiator.

Landing



The first floor landing has an airing cupboard that houses the hot water cylinder. The loft is accessed via a pull down ladder, power and light is connected.

Master Bedroom 12'10" x 11'8" (3.91m x 3.56m)



A double bedroom with a window overlooking the garden, central heating radiator and a range of fitted wardrobes. A door opens into the en-suite.

En-Suite 3'6" x 7'6" (1.07m x 2.29m)



Fitted with a low level WC. Pedestal wash hand basin. Shower with sliding doors. Ceramic wall tiles and a central heating radiator.

ADAMS & JONES

Service without compromise

Bedroom Two 12' x 11'7" (3.66m x 3.53m)



A double bedroom with a window to the front aspect, central heating radiator and a range of fitted wardrobes

Bedroom Two Photo 2



Bedroom Three 13'6" x 12' (max) (4.11m x 3.66m (max))



A double bedroom with dual aspect windows to the front, central heating radiator and a range of fitted wardrobes

Bathroom 8' x 9'10" (2.44m x 3.00m)



This spacious family bathroom is fitted with a low level WC, Pedestal wash hand basin. Bath. Separate shower enclosure with electric shower. Ceramic wall and floor tiles. Central heating radiator. Extractor fan. Opaque glazed window to the rear aspect.

ADAMS & JONES

Service without compromise

Bathroom Photo 2



Garden Photo 2



Garden



The garden is private and has an extensive paved patio adjacent to the rear of the property. Steps lead up to the lawn which has well stocked shrub borders. There is an ornamental fish pond and a further paved patio at the top of the garden.

Garden Photo 3



Rear Aspect



ADAMS & JONES

Garage & Parking 19'3" x 9'3" (5.87m x 2.82m)



The property is set well back from the road and has a pretty front garden. The block paved drive provides ample parking and leads to the larger than average single garage which has an up and over door to the front. Power and Light connected. The oil central heating boiler is floor mounted. A personal door gives direct access to the garden at the rear.

Outside Front



Auction Details

This property is available via online auction. Cash buyers & mortgage buyers welcome.
Why buy at auction?
Under 1% fall through
5 x quicker
Below market pricing
The lot is to be sold by Conditional online auction with an end date of January 19th 2027 @ 1pm

An auction buyer's fee of 4.2% (inc of VAT) subject to a minimum fee of £7,200 (inc of VAT) is payable in addition to the purchase price.
The auction will be exclusively available online via the Rocket Auctions website including the legal pack information.
The registration process is extremely simple and free. Please visit the Rocket Auctions website, and click on the 'register' button (or login - if you have already registered).
Stage 1) Register your email address, create a password and confirm your account.
Stage 2) View the legal pack and arrange any viewings
Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details
Stage 4) You are ready to bid - Good Luck!
No deposit monies are required before you bid.
Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction.
The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within 10% of the guide range.
A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.
The complete legal pack would need to be inspected before an offer would be considered.
Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

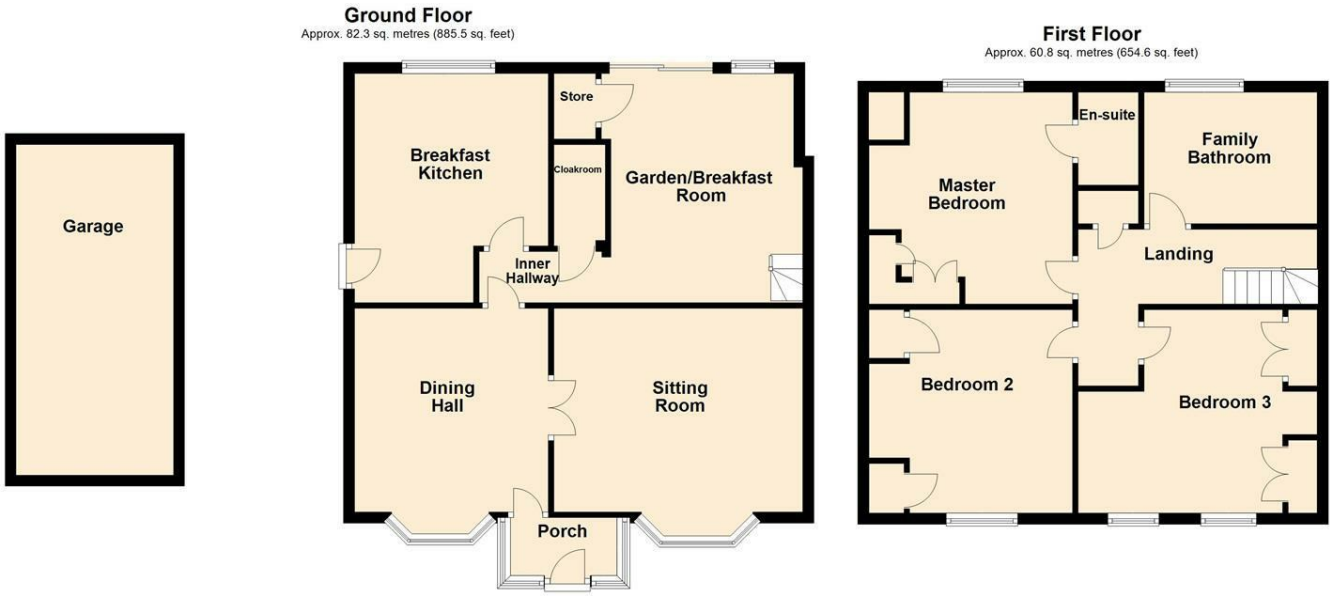
Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Service without compromise

ADAMS & JONES

Floor Plan



Total area: approx. 143.1 sq. metres (1540.1 sq. feet)

Service without compromise

Area Map



Energy Efficiency Graph

