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ESTATE AGENTS

## Room Sizes

### Porch

### Living Room

12'01 x 11'02

### Kitchen & Dining Area

14'09 x 8'11

### WC

### Bedroom One

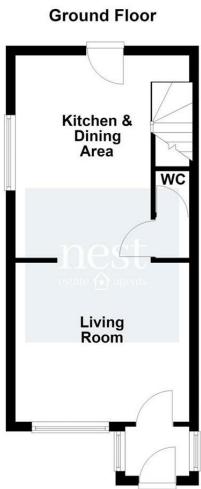
12'01 x 11'03

### Bedroom Two

8'05 x 5'11

### Bathroom

8'08 x 9



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

**VIEWING** Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email [sara@nestestateagents.co.uk](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)

**FREE PROPERTY VALUATION** Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

Call us on 0116 2772277 for free advice.

**OFFER PROCEDURE** If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

**MONEY LAUNDERING** Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Lutterworth Road, North Kilworth LE17 6HW

£210,000

# The Story Begins

- Delightful Period Cottage Dating Back To 1871 No Upward Chain
- Separate Garden Accessed Via A Path To The Front
- Entrance Porch
- Cosy Lounge Featuring A Woodburning Stove
- Dining Kitchen Fitted With Beautiful Oak Country-Style Cabinets
- Useful Boot Room And Convenient Cloakroom WC
- Two Bedrooms To The First Floor
- Bathroom With Bath And Overhead Shower
- Brick-Built Outhouse Providing Excellent Workshop Or Storage Potential
- Freehold Energy Rating - E Council Tax Band (Harborough)- A

# Location Is Everything

Situated in the charming Leicestershire village of North Kilworth, the area offers a peaceful village lifestyle surrounded by attractive countryside. The village has a welcoming community atmosphere, with local amenities and convenient road links to nearby towns, including Lutterworth and Market Harborough. Combining rural charm with accessibility, North Kilworth is an appealing location for those seeking a quieter pace of life.



# Inside Story

Western Cottages is a charming 19th-century period cottage located on Lutterworth Road in the desirable village of North Kilworth.

Full of character and warmth, the property combines traditional features with comfortable living accommodation, making it a wonderful home for those looking for something with charm and individuality.

The cottage is entered via a welcoming porch, which opens into a cosy sitting room featuring a woodburning stove as an attractive focal point. This inviting space has a homely feel and leads through to the dining kitchen, fitted with lovely oak country-style units and offering room for everyday dining.

To the rear of the property is a practical boot room, ideal for coats and footwear, together with a useful cloakroom WC.

On the first floor, there are two bedrooms, including a double bedroom and a single bedroom. The bathroom is fitted with a bath and overhead shower and also benefits from a built-in storage cupboard.

Outside, the property includes a brick-built outhouse, offering excellent potential for use as a workshop, hobby room or additional storage space. The garden is located separately from the cottage and is accessed via a pathway. Mainly laid to lawn and bordered by mature trees, it provides a peaceful and private outdoor area to enjoy. A generous timber summerhouse/shed adds further flexibility, whether used for storage, hobbies or as a relaxing retreat.

Western Cottages is a delightful character home in a picturesque village setting and is available with the added benefit of no onward chain

