



Lynton North Road, South Kilworth

Offers Over **£900,000**



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Lynton North Road

South Kilworth, Lutterworth

Spacious four / five bedroom detached home on 0.76 acres in South Kilworth, with flexible living, mature gardens, garage and village amenities. Rare opportunity in a sought-after rural location. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC

- Exceptional detached residence set within approximately 0.76 acres of private mature grounds
- Nearly 3,000 sq ft of versatile accommodation arranged over three floors
- Four / Five bedrooms and three en suites, ideal for growing families
- Outstanding potential for multi-generational living or independent guest accommodation
- Elegant reception spaces including living room, sitting room, dining room, study and sun room
- Magnificent rear garden offering privacy, space and scope rarely found in village settings
- Garage, utility room and excellent ancillary storage
- Prime South Kilworth location, combining rural tranquillity with superb connectivity





Set within an impressive plot of approximately 0.76 acres, this substantial detached family residence offers a rare opportunity to acquire a truly individual home in one of South Leicestershire's most desirable village settings. Extending to approximately 2,908 sq ft of accommodation, the property combines generous and highly versatile living space, exceptional privacy and magnificent mature gardens, creating a home capable of adapting effortlessly to changing family needs for years to come. Positioned well back from the road and surrounded by established grounds, the property enjoys an enviable sense of space that is increasingly difficult to find. The expansive rear garden is a particular highlight, stretching far beyond what is typically available in the village and providing endless opportunities for family enjoyment, outdoor entertaining, gardening enthusiasts, or simply relaxing and enjoying the peace and tranquillity of the surrounding countryside. The substantial plot creates a wonderful feeling of seclusion and privacy, whilst still being at the heart of this thriving village community.

The accommodation has been thoughtfully arranged across three floors and offers an exceptional degree of flexibility, perfectly suited to modern family life. The ground floor features a collection of elegant reception rooms including a spacious living room, welcoming sitting room, dedicated study, formal dining room and a delightful sun room overlooking the gardens. At the heart of the home is the kitchen, complemented by a separate utility room and excellent practical storage.

The bedroom accommodation is equally impressive, with five well-proportioned bedrooms arranged over the upper floors. The layout naturally lends itself to families with older children seeking greater independence, whilst also offering excellent potential for multi-generational living. The second floor provides a private bedroom suite with its own en suite facilities and adjacent storage room, creating an ideal space for a teenager, long-term guests, or a granny annex style arrangement, without compromising the main family accommodation.

Further enhancing the property's appeal is a garage, providing valuable storage, workshop potential, or secure space for garden equipment and outdoor pursuits, particularly beneficial given the size and scope of the grounds.

What truly sets this home apart is its unique combination of substantial accommodation and an exceptional plot. Properties offering nearly three quarters of an acre within such a sought after village setting are seldom available, making this a genuinely special opportunity for discerning purchasers seeking something beyond the ordinary. The versatility of the layout, the scale of the gardens and the individuality of the home combine to create a property that is both practical and distinctive in equal measure.

South Kilworth is one of South Leicestershire's most attractive and highly regarded villages, renowned for its strong sense of community, attractive character and beautiful countryside surroundings. The village offers a highly regarded primary school, village hall, sports facilities, church and local amenities, whilst enjoying a peaceful rural setting surrounded by open countryside and an extensive network of footpaths and bridleways.

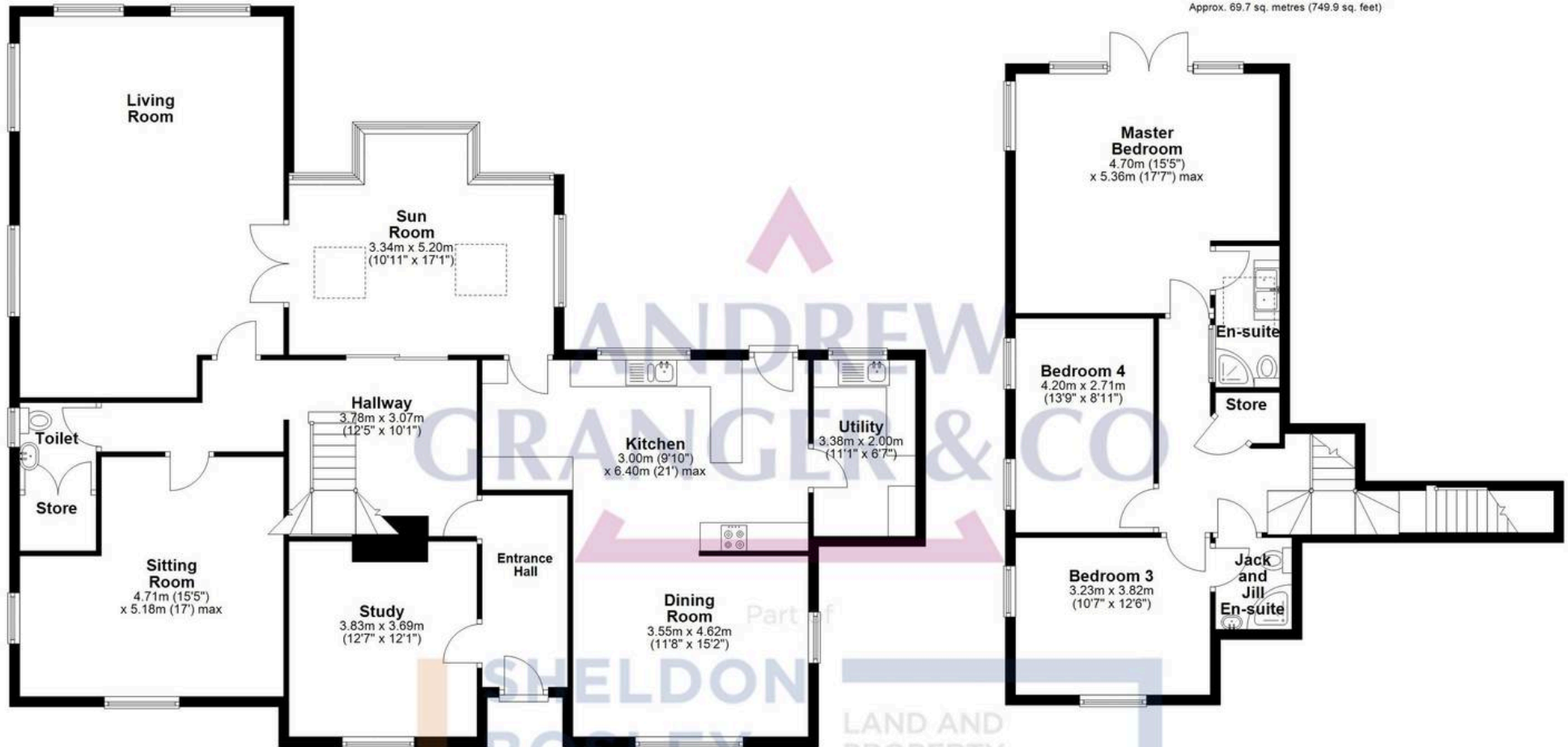
Despite its idyllic setting, South Kilworth remains exceptionally well connected. The nearby market towns of Lutterworth and Market Harborough provide an excellent range of shopping, dining and leisure facilities, whilst superb road links offer convenient access to Leicester, Rugby, Northampton and the wider motorway network. Fast rail services from Market Harborough to London St Pancras further enhance the appeal for commuters seeking a balance between countryside living and modern convenience.

Homes of this scale, individuality and plot size rarely come to market. Combining almost 3,000 sq ft of versatile accommodation, approximately 0.76 acres of mature grounds, five bedrooms, multiple reception rooms and a highly desirable village location, this is a property that must be viewed to be fully appreciated.





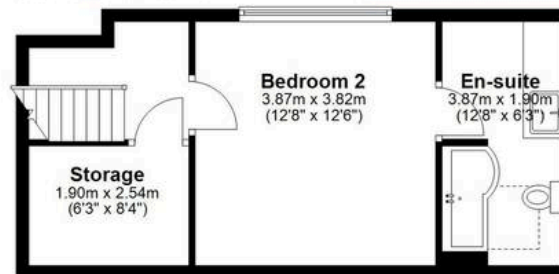
Ground Floor
Approx. 168.4 sq. metres (1813.0 sq. feet)



First Floor
Approx. 69.7 sq. metres (749.9 sq. feet)



Second Floor
Approx. 32.1 sq. metres (345.2 sq. feet)



Total area: approx. 270.2 sq. metres (2908.0 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.





Andrew Granger & Co (Part of Sheldon Bosley Knight)

Sheldon Bosley Knight, 52 High Street, Market Harborough - LE16 7AF

01858431315 · mkt.harboroughsales@sheldonbosleyknight.co.uk · www.sheldonbosleyknight.co.uk/

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.