



4 Stablefields Drive, North Kilworth

Guide Price £725,000



4 Stablefields Drive

North Kilworth, Lutterworth

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Beautiful former Bowbridge Homes showhome in North Kilworth, Leicestershire
- Four double bedrooms
- Two ensuite bedrooms and contemporary family bathroom
- Stunning open-plan kitchen / dining / family room
- Double garage currently converted to games room
- Driveway parking for up to three vehicles
- West facing private and unoverlooked rear garden
- Superb galleried landing with views
- Highly sought after village location
- Utility room with external access
- Close to Market Harborough mainline station with direct link to London





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This exceptional four-bedroom detached family home, formerly an ex-show home by Bowbridge & Snowdon homes, offers stylish, turnkey living with a generous and versatile layout perfectly suited to modern family life.



At the heart of the home is a stunning open-plan kitchen, dining and family room, beautifully appointed with granite worktops, a contemporary grey Shaker-style kitchen and integrated appliances. With ample space for both entertaining and everyday living, this impressive room truly forms the hub of the home. A separate utility room provides valuable additional practicality. A well-proportioned lounge provides a welcoming retreat, while a dedicated home office and guest cloakroom complete the ground floor accommodation.

Upstairs, a striking galleried landing enhances the sense of light and space. There are four well-proportioned double bedrooms, two of which benefit from stylish en suite shower rooms, with a modern family bathroom serving the remaining bedrooms.

The former double garage has been thoughtfully converted into a versatile games room, ideal as a home gym, office or additional reception space. A private driveway provides parking for up to three vehicles. The west-facing rear garden benefits from afternoon and evening sun while offering a high degree of privacy, with a private aspect and no direct overlooking. Perfect for relaxing or entertaining, it is accessed via bifold doors from the main living area or through a rear gate from the driveway.

The loft is boarded with ladder access and lighting for additional storage.

Positioned in the highly desirable village of North Kilworth, the property benefits from a range of local amenities including a popular public house and restaurant, golf club, sports club, theatre, church and petrol station. St Andrew's Church of England Primary School is highly regarded and has been recognised among the top 1% of schools nationally for achievement in reading, writing and mathematics. Transport connections are excellent, with easy access to the M1, A14 and M6. Market Harborough and Rugby railway stations provide direct mainline services to London (in less than one hour) along with excellent northbound connections, making the property ideal for commuters. East Midlands and Birmingham airports are also within approximately an hour's drive.

A superb opportunity to acquire a high-quality, move-in-ready family home in a desirable village setting.



Approximate Gross Internal Area
197.5 sq. m. (2128 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk

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All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



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