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# Cherry Trees 33 Welford Road, South Kilworth, LE17

## £795,000

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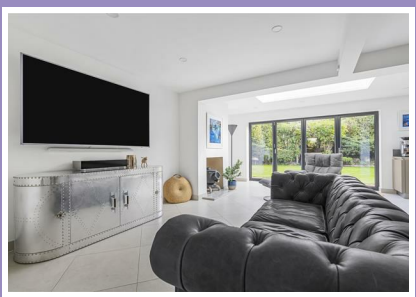
South Kilworth, LE17 6DY

## £795,000



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### Ground Floor

Upon entering through the all-glass paned porch, you are greeted by a spacious hallway adorned with large herringbone-patterned floor tiles, setting the tone for the stylish interior that follows. The hallway features a striking linear staircase crafted from engineered oak, complemented by rustic brushed and whitewashed treads, leading to a beautifully galleried landing illuminated by a stunning Tala Nine pendant light. The ground floor boasts a well-appointed study or gym room, bathed in natural light from its generous window, alongside a convenient downstairs cloakroom. The lounge, accessed through double doors, is a delightful space with hardwood flooring and dual aspect windows, including patio doors that open to the serene back garden. An open fireplace with an antique white stone surround adds a touch of warmth, making it an ideal setting for relaxation or entertaining. The heart of the home is the open plan kitchen and living area which has been extended to provide a 62sqm space, featuring fully tiled floors with underfloor heating and dimmable LED recessed lighting. The designer kitchen is a culinary dream, showcasing a seamless flow of Schuller Next 125 units in a sophisticated Sahara beige finish, paired with ceramic concrete grey worktops. The central island, complete with a breakfast bar, is perfect for casual dining, while integrated black glass appliances by Kuppersbusch ensure a high level of functionality. This property also includes a utility room, providing ample storage and pre-wiring for additional appliances, making it a versatile space for all your needs.

### First Floor

The property has a spacious galleried landing, which features a storage cupboard and a walk-in airing cupboard, while the elegant oak whitewashed flooring extends into two of the well-appointed bedrooms. The primary bedroom, conveniently located above the integral garage, showcases stylish wooden flooring and is enhanced by bespoke Sharps fitted furniture in a high gloss white finish, complemented by a dark wood effect surround. The en-suite bathroom is a luxurious retreat, featuring a wet room walk-in shower, a basin with a mirror and integrated lighting, and a slimline toilet. A polished chrome Reina designer radiator adds a touch of sophistication, while the Velux window floods the space with natural light. The main bathroom is equally impressive, fitted with Bauhaus furniture in dark mahogany, including a rectangular mirror with integrated lighting and speaker. This suite comprises a toilet, basin, and a Kaldewei bath, complete with a mixer tap and shower attachment, alongside a tall polished chrome towel radiator. The second bedroom at the rear of the house offers stunning countryside views towards Welford and is fitted with floor-to-ceiling Sharps wardrobes, providing ample storage. Its en-suite features an Aqualisa power shower with a mounted rain head and hand wand attachment, ensuring a luxurious bathing experience. Additional bedrooms are thoughtfully designed, with bedroom three featuring bespoke dark wood furniture, while bedroom five is equipped with practical white and grey office furniture, allowing for versatile use of space. Bedroom four, currently serving as an office, can easily be transformed into a double bedroom.

### Garden

The property boasts a delightful westerly facing front patio, adorned with Timberstone paving and walling, creating a serene suntrap that invites relaxation throughout the day. The integral garage provides convenient access to the main house, ensuring practicality for everyday living. At the rear, the south-east facing private garden is a true sanctuary, featuring a lush lawn surrounded by a rich tapestry of established shrubs and plants. This verdant space is bordered by varied greenery, enhancing the sense of privacy and tranquillity. The Timberstone patio extends across the width of the house, leading to a charming entertainment area beneath a gazebo. This inviting space is well-equipped to host gatherings, comfortably accommodating a large table and chairs. With mains electrical power and a heater, it is an ideal setting for barbecues and socialising, even during the cooler months. The garden serves as a private retreat, perfect for sunbathing, providing a safe playground for younger family members, or simply enjoying the beauty of the night sky from the patio. Complete with an outside tap and log store, this generous outdoor area is a valuable addition to this bespoke home, enhancing its appeal for families and those who appreciate outdoor living.

### Outside & Parking

The property has an integral double garage, which is not only spacious but also equipped with power outlets and lighting, making it ideal for various uses. A bespoke dog shower unit with both hot and cold water supply adds a touch of luxury for pet owners, while additional plumbing for laundry purposes enhances practicality. The double garage provides seamless access to the south side garden pathway, the front patio area, and the main house through a secure fire door. The thoughtful design extends to the separate third garage with a solid block and beam roof, which has been prepared for a living roof garden, allowing for a touch of greenery above. Security is paramount in this property, with remote-controlled security lighting illuminating the grounds at night, all managed via a convenient app. A professional CCTV system ensures 24-hour surveillance, featuring advanced capabilities such as ANPR and facial recognition, providing peace of mind for residents. The property can easily accommodate four vehicles on the driveway in addition to the garage spaces

### Solar Energy

In terms of sustainability, the property is equipped with an impressive array of twenty solar panels, installed in October 2022. These panels are designed to capture energy efficiently, storing it in two battery units for the owner's use, while any excess energy is fed back into the National Grid. With a predicted annual output of over 6200 kWh, this home not only supports eco-friendly living but also offers potential savings on energy costs.

### Vendors Note

For us, striking the balance of rural countryside tranquil village living with easy access to nearby towns like Market Harborough and Rugby and all the major transportation commuting links have been the most practical and conveniently rewarding aspects of calling South Kilworth home.

One of South Kilworth's best kept secrets is its beautiful rural setting. Surrounded by open countryside, it's ideal for walking, cycling and enjoying nature, while still feeling connected rather than remote. The village offers a calm, slower pace of life,

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where we often enjoy quiet evenings, dark skies, and observe the beauty of the changing seasons during a daily dog walk stroll toward the Stanford Reservoir and rolling hills of Northamptonshire.
Commuting to London and its “vibrant buzz” each day from South Kilworth is straightforward but living in South Kilworth offers the best of village life with a genuine sense of warmth and a community where most people still say “hello”. The village maintains a peaceful, traditional character, has a well-regarded primary school, a local pub, an award-winning butchers and plays host to regular community activities that make it an easy place to feel at home.

## Location

Situated in the charming village of South Kilworth, Welford Road presents an exceptional opportunity to acquire a delightful detached house in a location steeped in history and community spirit. This property is situated within the LE17 postcode district, falling under the jurisdiction of Harborough district council, and is conveniently positioned near larger towns such as Lutterworth, Husbands Bosworth, and Rugby. These towns offer a diverse range of amenities, from large supermarkets to unique local shops. South Kilworth is ideally located at the crossroads of several transport routes, making it an excellent base for commuters. The North Road leads to North Kilworth, while the Kilworth Road takes you south to Welford. The M1 motorway is easily accessible at junctions 19 and 20, providing swift connections to the M6 and M69. For those who prefer rail travel, both Rugby and Market Harborough railway stations are within easy reach, offering regular high-speed services to London Euston and St. Pancras, typically taking less than an hour. The village itself boasts a rich history, with evidence of settlements dating back to prehistoric times. The twelfth-century church of St Nicholas stands as a testament to the area’s heritage, alongside several historic houses from the fifteenth and sixteenth centuries. The village hall serves as a hub for social activities, while extensive sports facilities, including pitches and a playground, cater to the communities recreational needs. Residents can enjoy a selection of local pubs and restaurants, such as The White Hart and The Attic, which serve delicious locally sourced food and ales. Nature enthusiasts will appreciate the nearby nature reserves and bridal paths, as well as Kilworth Springs Golf Club and the North Kilworth Marina. Families will find educational options aplenty, with South Kilworth Primary School nearby and access to esteemed grammar schools in Rugby.

## Note To 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.

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## Road Map

## Hybrid Map

## Terrain Map

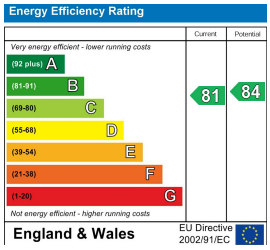
## Floor Plan

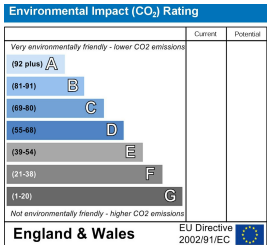
**Approximate Gross Internal Area 2926 sq ft - 272 sq m**
**(Excluding Garage)**
Ground Floor Area 1675 sq ft – 156 sq m
First Floor Area 1251 sq ft – 116 sq m
Garage Area 249 sq ft – 23 sq m

## Viewing

Please contact our Lutterworth Sales Office on 01455886670 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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