



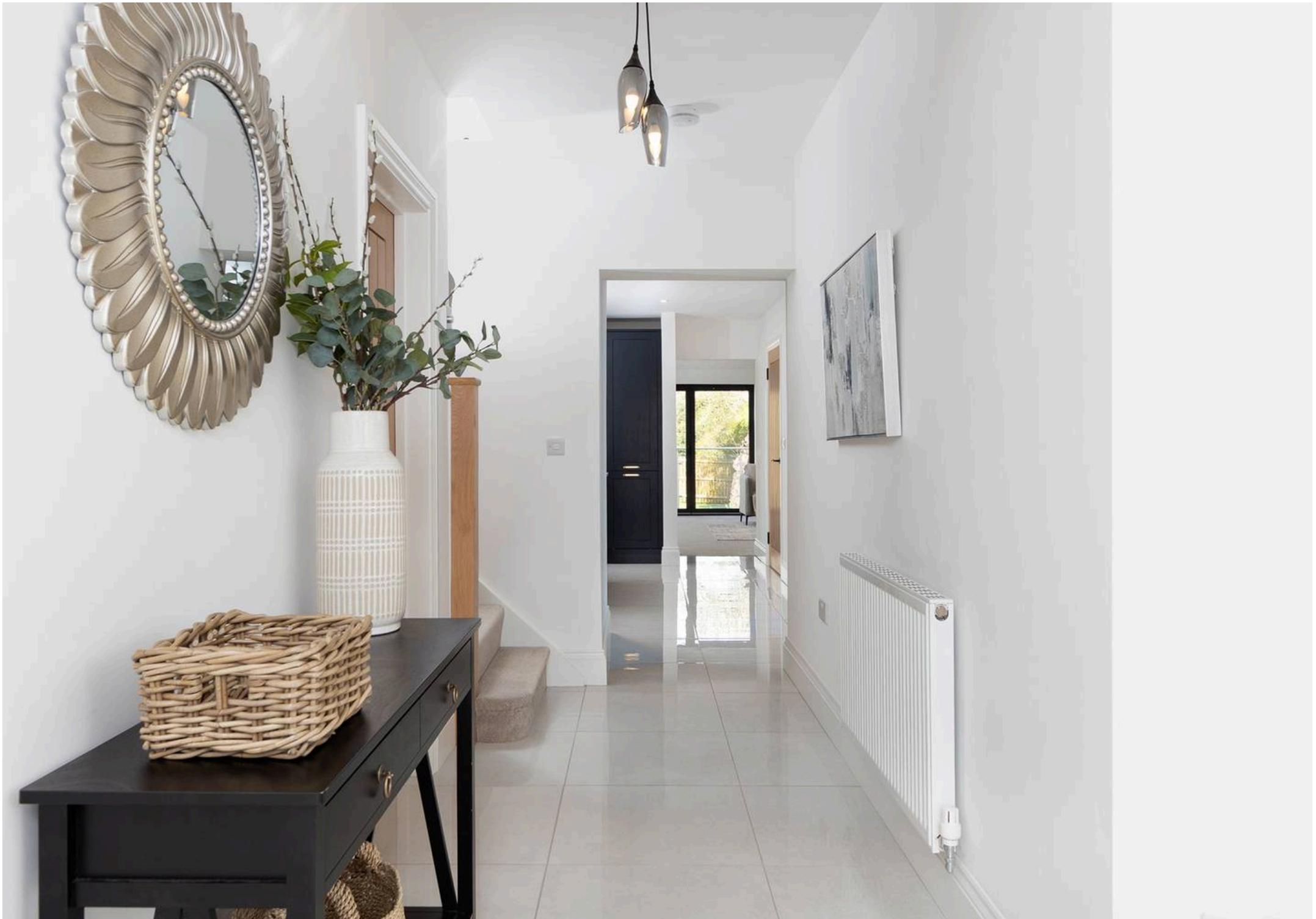
Littledale Station Road, North Kilworth

Guide Price **£825,000**


**ANDREW
GRANGER & CO**


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Littledale Station Road

North Kilworth, Lutterworth

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Remodelled Detached Family Home With Countryside Views
- Solar Panels, which currently return a payment of around £1500-£2000.00 per annum
- Spacious Entrance Hallway
- Guest Cloakroom, Family Room, Study
- Stunning Kitchen With Utility Room Off
- Living Room With Bi-Fold Doors To Raised Decked Patio
- Principal Bedroom With En-Suite
- Three Further Bedrooms, Family Shower Room
- Substantial Mature Garden
- Car Standing Detached Garage With Workshop Area





This beautifully remodelled four-bedroom detached family home dating back to 1911 and located in the much sought after village of North Kilworth, offers an exceptional blend of contemporary living and countryside tranquillity.

The property is located on the fringes of the popular south Leicestershire village of North Kilworth, which is surrounded by attractive open countryside and is handy for the nearby towns of Market Harborough and Lutterworth, each of which have excellent local amenities.

The village has a garage/petrol station, cafe, post office, recreational and sporting facilities together with a local primary school. Kilworth Spring Golf Club is located a short distance from the property and Kilworth House Hotel & Theatre lies just outside the village. There is a marina and the Grand union Canal nearby with excellent walks along the towpath.

For the commuter, there are mainline rail services to both London St Pancras from Market Harborough and London Euston from Rugby. The M1 is accessible at Junction 20 and the A14 lies to the south.

This stunning period property welcomes you with a spacious entrance hallway, setting the tone for the generous proportions found throughout. The ground floor features a guest cloakroom, a versatile family room with a multitude of uses, and a dedicated study, perfect for those working from home. The heart of the home is the stunning kitchen with adjacent dining area, complete with high-quality fittings and an additional utility room conveniently located off to the side. The kitchen is fitted with high quality modern units and a sleek silestone worktop with all appliances being integrated for extra convenience. The adjacent dining area benefits from a number of windows on all aspects and so is a beautiful, sunny, open plan, airy space, for dining or relaxing, and benefits from French doors leading to a small patio area away from the main garden, perfect for alfresco dining.

The living room is a true highlight, boasting bi-fold doors that open seamlessly onto a raised decked patio, creating an inviting space for both relaxation and entertaining. Upstairs, the principal bedroom benefits from a stylish en-suite, while three further bedrooms are served by a modern family shower room.

The home has solar panels, which will benefit the new owners a feed in repayment of approximately £1,500 to £2,000 per annum (providing both eco-friendly credentials and valuable savings on energy costs for years to come).

The substantial mature garden is a standout feature, offering a private and peaceful outdoor retreat. The raised decked patio, accessed directly from the living room, provides the perfect spot for alfresco dining or enjoying the far-reaching countryside views. The garden is thoughtfully landscaped, with established planting, lawned areas, and secluded corners ideal for outdoor activities or quiet contemplation.

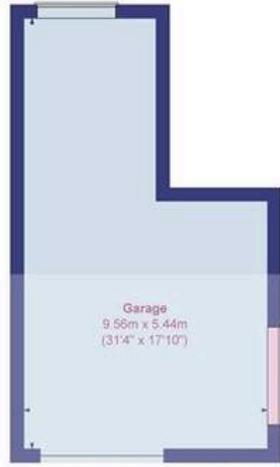
A detached garage, complete with a workshop area, offers excellent car standing and additional storage, catering to a variety of hobbies and practical needs. The property also benefits from ample driveway parking (providing convenience for both residents and guests).

The location combines the best of rural living with easy access to local amenities, making this an ideal choice for families seeking space, comfort, and a connection to nature. With its impressive specification, flexible accommodation, and enviable setting, this outstanding home is ready to welcome its next owners.

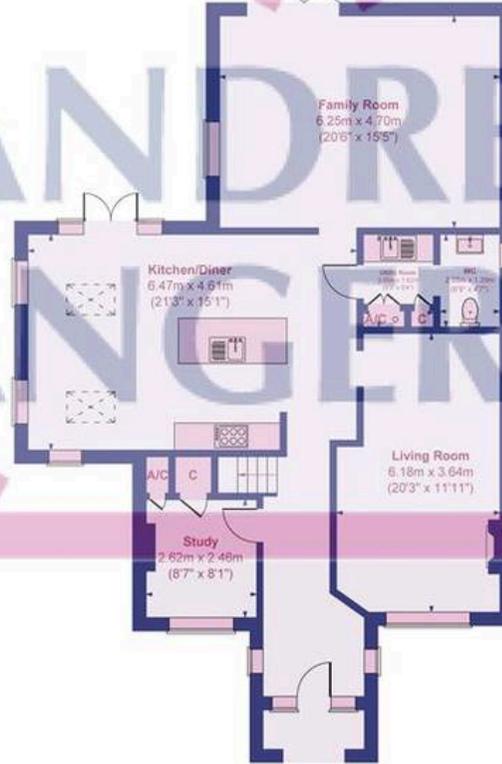




Approximate Gross Internal Area
 206.1 sq. m. (2316 sq. ft.)
 Garage At 41.8 sq. m. (450 sq. ft.)
 Total 247.9 sq. m. (2766 sq. ft.)

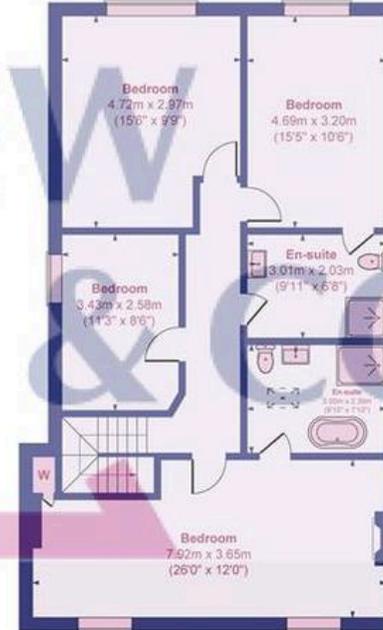


Garage



Ground Floor

Floor area 116.2 sq. m. (1251 sq. ft.) approx
 Garage area 41.8 sq. m. (450 sq. ft.) approx



First Floor

Floor area 98.9 sq. m. (1065 sq. ft.) approx

ANDREW
GRANGER & CO





Andrew Granger & Co (Part of Sheldon Bosley Knight)

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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.