



Maddison Cottage, High Street, North Kilworth, Lutterworth, LE17 6ET

HOWKINS &  
HARRISON

Maddison Cottage, High Street,  
North Kilworth,  
Lutterworth, LE17 6ET

Guide Price: £490,000

This charming three double bedroom cottage with multiple reception rooms and solid oak doors throughout, features an impressive double-storey extension providing a second lounge/dining area, as well as an open dining area and main lounge with log burners, parquet flooring, and a beautifully appointed kitchen with Rangemaster cooker, stone and oak worktops. Outside, a south-west facing garden featuring a raised sun-trap patio, off-street parking for up to four vehicles, and an air source heat pump.

### Features

- Charming three double bedroom cottage
- Open dining area & main lounge with log burners, parquet flooring
- Beautifully appointed kitchen with Rangemaster cooker, stone and oak worktops
- Multiple reception rooms & solid oak doors throughout
- Impressive double-storey extension providing a second lounge/dining area
- Principal bedroom with feature fireplace & en-suite shower room
- Stylish modern family bathroom
- New carpets, LED spotlights, shutter blinds & a fully boarded loft with electrics
- South-west facing garden featuring a raised sun-trap patio
- Off-street parking for up to four vehicles & an air source heat pump



## Location

This highly regarded South Leicestershire village has many amenities including a primary school, public house, Kilworth Springs Golf Club and just outside the village, Kilworth House Hotel which boasts an outdoor theatre. Road links are excellent with access to the M1 junction 20 within a short distance as well as the M6 and A14.

The market towns of Lutterworth and Rugby with their wide range of shopping facilities are a short distance away, as well as Market Harborough with its rail service to London St Pancras in approximately one hour. Nearby Rugby also offers a regular mainline rail service to London Euston which takes just under 50 minutes.



## Ground Floor

Stepping through the front door, you are welcomed into a charming open dining area which flows seamlessly into the main lounge, positioned to the right and accessed via a solid oak door. Both spaces benefit from characterful log burners, exposed feature beams, and beautiful parquet flooring running through the dining room and lounge. All internal doors throughout the property are solid oak, further enhancing the quality and charm of the home.

From the lounge, the property opens through to an impressive open-plan living space incorporating the kitchen, second lounge, and dining area, forming the sociable heart of the home and ideal for modern family living and entertaining. The kitchen is thoughtfully designed with an original Rangemaster cooker, integrated dishwasher and fridge, and complemented by stone and oak worktops. A further log burner adds warmth and character, while a useful utility room and downstairs WC are positioned just off the kitchen. The open-plan living space extends into the double-storey extension, featuring slate flooring, exposed feature beams, generous areas for seating and dining, and a useful built-in larder for pantry storage. This bright and versatile space enjoys views over the south-west facing garden and offers seamless flow throughout.





## First Floor

Upstairs, new carpets run throughout the bedrooms, creating a fresh and comfortable feel. To the left of the staircase is a generous landing area, currently utilised as a home office. The family bathroom features a freestanding bath alongside a separate shower. Adjacent is the third bedroom, a well-proportioned double, overlooking the south-facing garden.

Continuing along the hallway, the second double bedroom is positioned at the front of the property and benefits from access to the fully boarded loft, complete with ladder and electrics. All windows throughout the home are fitted with stylish shutter blinds.

## Outside

The enclosed garden is a true highlight, enjoying a sunny south-west aspect and offering off-street parking for up to four vehicles, accessible via the rear. The air source heat pump is also located within the garden, and a raised patio at the top provides a fantastic sun trap during the summer months, ideal for outdoor dining and relaxation.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.





## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455-559203.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

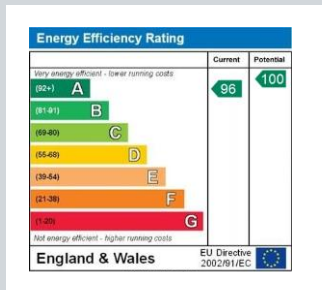
## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

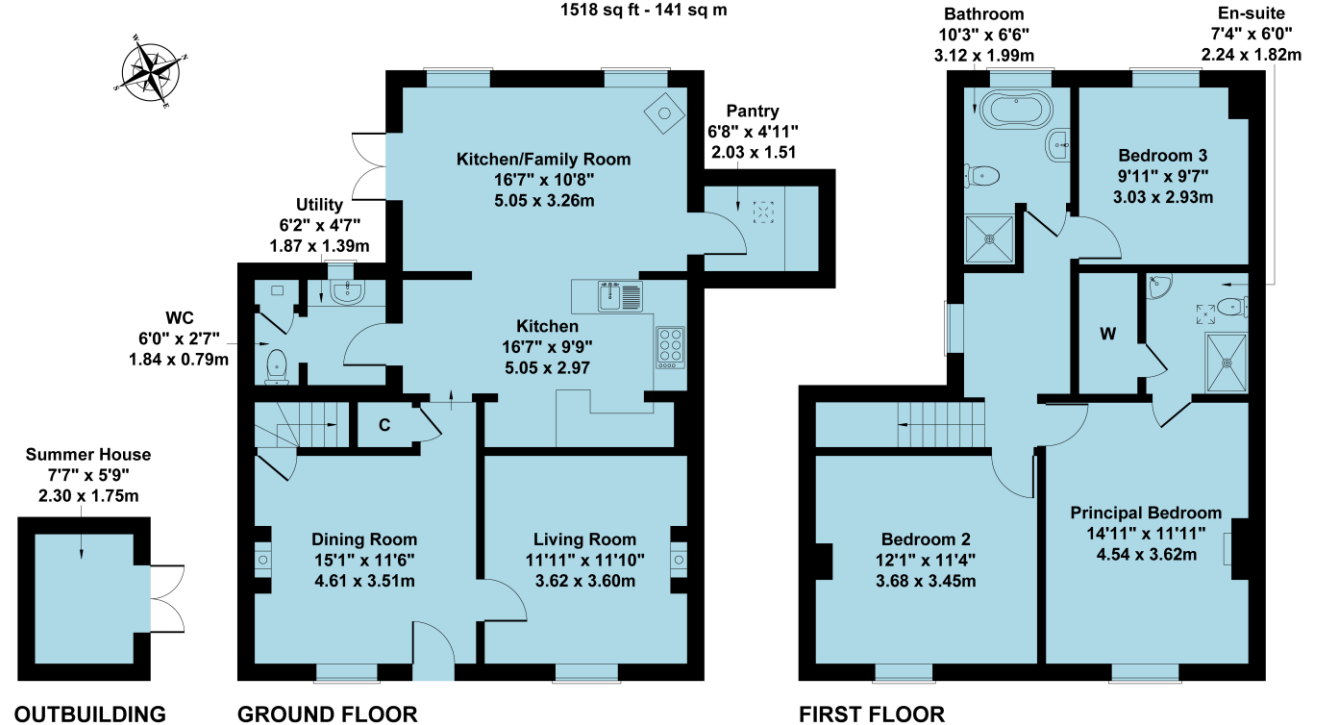
Harborough District Council [Tel:01858-828282](tel:01858-828282).

Council Tax Band-D



## Maddison Cottage High Street North Kilworth Lutterworth LE17 6ET

Approximate Gross Internal Area  
1518 sq ft - 141 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

## Howkins & Harrison

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