

The Chestnuts

NORTH KILWORTH, LEICESTERSHIRE



JAMES
SELICKS

A detached four-bedroom bungalow offering well proportioned, single storey living, extending to approximately 1,061 sq. ft, set within a generous garden plot. The property offers comfortable and versatile accommodation, with excellent potential for a purchaser to further enhance and personalise to their own requirements.

Detached & spacious bungalow • Large and light filled sitting room • Kitchen with garden access • Four bedrooms offering flexible accommodation • Principal bedroom overlooking the gardens • Two separate shower rooms • Approximately 1,061 sq. ft of accommodation • Generous wraparound gardens with scope for landscaping • Ample off-road parking and space to build a garage (STPP) • Scope for reconfiguration (STPP) • No upward chain

Accommodation

The property is entered via a welcoming entrance hall, which provides access to the principal rooms. The sitting room is particularly well proportioned, enjoying a pleasant dual aspect with windows overlooking the wraparound gardens, allowing natural light to flood the space. New laminate oak effect flooring has been laid to the living and bedroom spaces, creating a practical and contemporary finish. The kitchen is fitted with a range of white shaker style wall and base units, complemented by wood effect work surfaces, tiled splashbacks and tiled flooring. Integrated cooking appliances include an electric oven, induction hob and extractor hood, whilst a glazed external door provides direct access outside.

The bungalow offers four bedrooms, providing considerable flexibility for families, visiting guests or those seeking dedicated home working space. The principal bedroom is a comfortable double room with a pleasant outlook over the garden, whilst bedroom two is another well-proportioned double. Bedroom three offers an elongated layout, ideal for use as a dining room, study or hobby room if required. Bedroom four provides additional versatile accommodation. The bedrooms are served by two shower rooms, both fitted with contemporary white sanitaryware, shower enclosures, and tiled flooring. providing convenience for everyday living and visiting guests.

Completing the accommodation are a useful boiler room and store, offering practical spaces for household essentials, outdoor clothing and additional storage. The accommodation is arranged entirely over one level, with a straightforward and adaptable layout that could lend itself to further reconfiguration or updating, subject to any necessary consents. The property presents an appealing opportunity for purchasers looking to create a home tailored to their individual lifestyle and requirements.

Outside

The property is approached via a shared gravelled driveway, and occupies a generous plot, with established lawned gardens extending around the bungalow, creating an attractive sense of space and openness. The gardens are predominantly laid to lawn, enclosed by a combination of timber fencing and established boundaries, offering considerable scope for further landscaping, planting and the creation of outdoor entertaining areas. The grounds provide an excellent blank canvas for gardening enthusiasts or those wishing to establish a more structured garden setting.

A substantial gravelled driveway provides ample off-road parking for several vehicles, with convenient access to the bungalow and surrounding gardens. The detached position and generous outside space are features of the property, presenting opportunities for purchasers to enhance the outdoor environment to suit their needs. The plot may also offer scope for further development or extension, subject to the necessary planning permissions and consents.





Location

North Kilworth is a popular conservation village in the heart of the south Leicestershire countryside. The village has amenities catering for most day-to-day needs, including a garage, The White Lion Public House, a well-regarded eighteen-hole golf course and a nationally renowned hotel and outdoor theatre.

The highly regarded market town of Market Harborough is approximately 9 miles away provides a wider range of shopping and leisure facilities as well as a mainline rail link to London St. Pancras in just under an hour. There are also great commuter links to the M1 and A14.

Tenure: Freehold

Local Authority: Harborough District Council **Tax Band:** F

Listed Status: Not Listed. **Conservation Area:** Yes, North Kilworth

Tree Preservation Orders: Any trees at the property would be subject to a TCA (Tree in a Conservation Area)

Shared driveway: The cost of maintenance and repair of the shared driveway are split equally between the properties which use the driveway

Services: The property is offered to the market with all mains services and electric heating

Meters: Electric smart meter **Loft:** Insulated

Broadband delivered to the property: Assumed FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

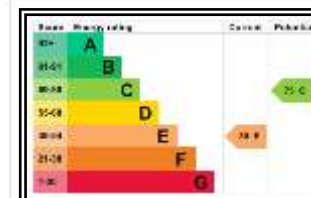
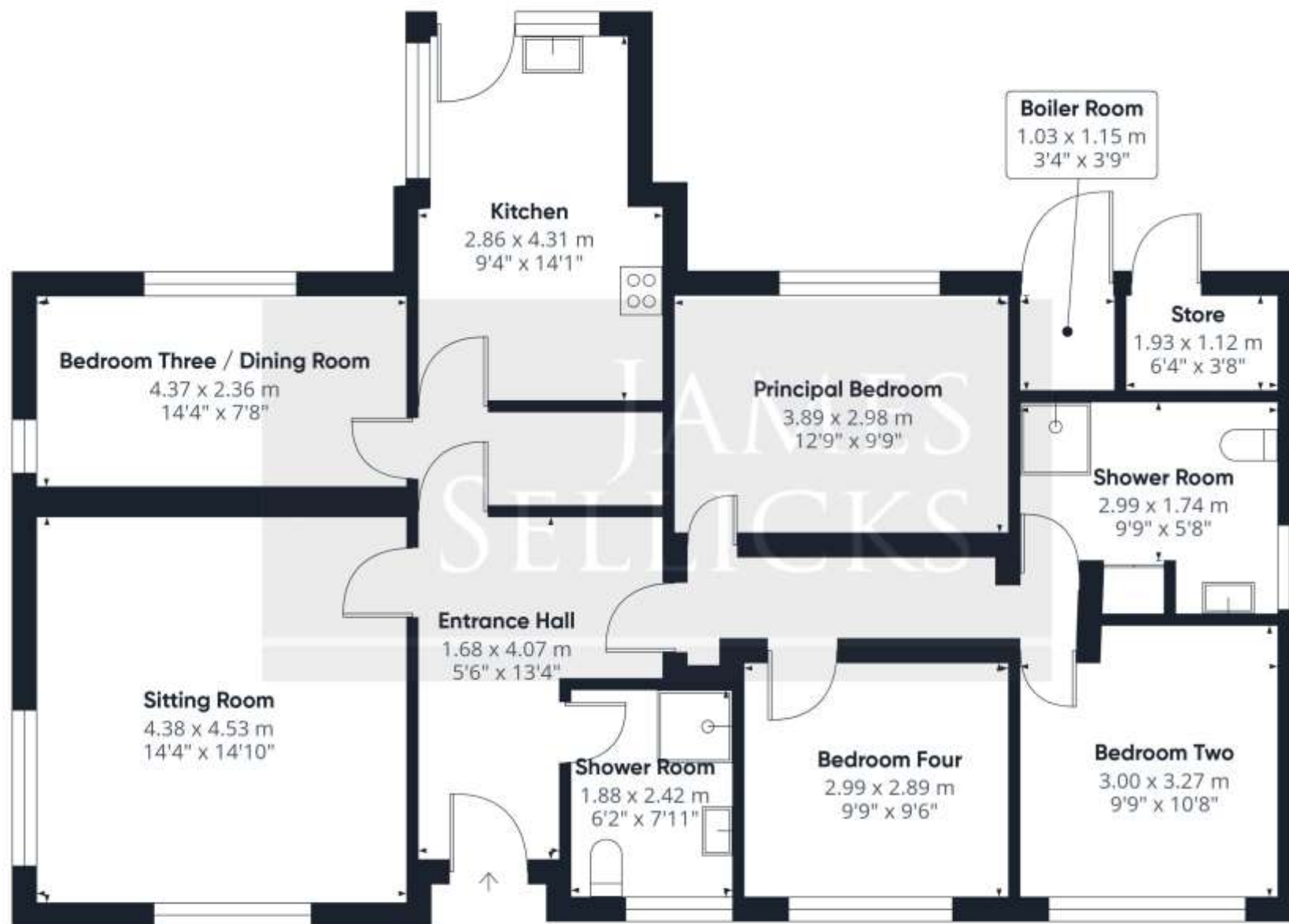
Flooding issues in the last 5 years: No

Accessibility: Single storey dwelling. No modifications for accessibility

Planning issues: None declared by our clients







Approximate total area⁽¹⁾

98.6 m²
1061 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

