







Walton Road, Kimcote, Lutterworth, LE17 5FZ

- Four double bedrooms
- Generous lounge with door to the garden
- Situated on a Farm
- Barn conversion character
- Central heating and double glazing
- Spacious kitchen-diner
- Modern family bathroom
- Residents' parking
- Peaceful village setting
- Viewing Highly recommended

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£1,300 Per Month

Walton Road, Kimcote, Lutterworth, LE17 5FZ

DESCRIPTION

Available To Let – Stunning Four Double Bedroom Barn Conversion – Kimcote Village – Spacious Kitchen-Diner – En-Suite – Private Garden – Gated Parking

AVAILABLE TO LET – IMPRESSIVE FOUR DOUBLE BEDROOM BARN CONVERSION SET WITHIN A FARM IN THE SOUTH LEICESTERSHIRE VILLAGE OF KIMCOTE. Combining distinctive barn-style character with a beautiful modern interior, this spacious home offers contemporary living across two floors, a fabulous open-plan kitchen-diner, private garden &residents' parking.

Perfect for families or professionals seeking something a little different, this exceptional rental home offers space, comfort &a wonderful countryside setting. Step inside through the welcoming entrance hallway &discover the generous proportions &contemporary finishes that make this home so appealing.

The real highlight is the impressive open-plan kitchen-diner, stretching over 27 feet. Featuring stylish cabinetry, wood-effect worktops & generous dining space, it's a wonderful setting for family breakfasts, evening meals or entertaining friends.

Continue into the comfortable lounge, where neutral décor, soft carpeting &a glazed door overlooking the garden create a relaxing retreat after a busy day.

A convenient ground-floor WC completes this level.

Upstairs, discover four well-proportioned double bedrooms, offering excellent flexibility for family life, guests or working from home. The principal bedroom benefits from a private en-suite shower room, while a modern family bathroom with shower over the bath serves the remaining bedrooms.

Outside, the enclosed private rear garden combines a paved patio &lawn, perfect for outdoor dining, relaxing or enjoying warmer evenings.

Residents' parking adds everyday convenience, while the property's distinctive timber-clad exterior reflects its barn conversion character.

Set within the peaceful surroundings of Kimcote village, this home offers an appealing opportunity to enjoy rural living in South Leicestershire.










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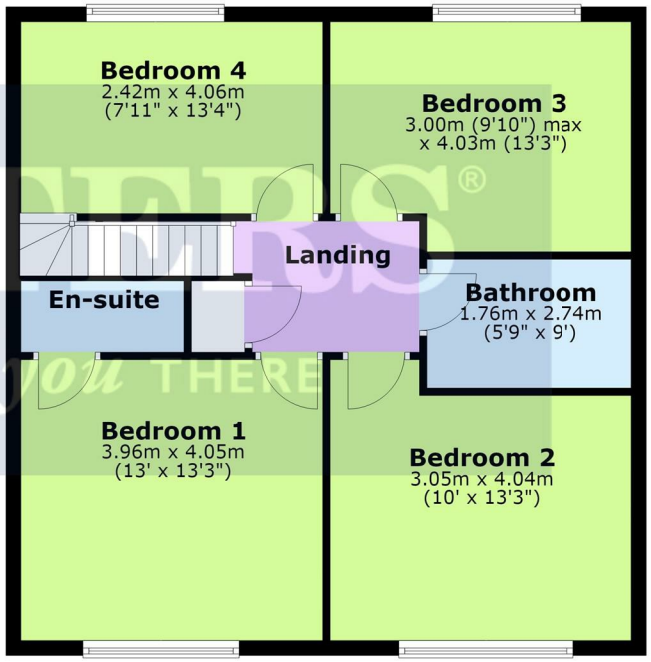
Ground Floor



First Floor



Total area: approx. 128.3 sq. metres (1380.7 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan herea, measurements of doors, windows, rooms or any other items are approximate and no responsibilty is takenfor any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The srervices, sytems and appliances have not been tested and no guranteee as to their operability or efficency can be give. Plan produced using PlanUp.
Plan produced using PlanUp.

Viewings

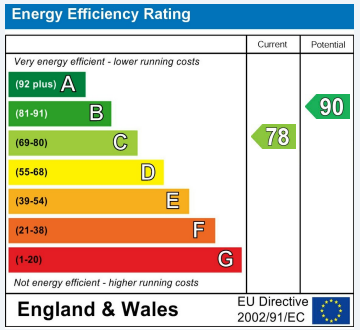
Please contact wigston@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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