



Little Dale, Station Road, Lutterworth, Leicestershire, LE17 6HY

HOWKINS &
HARRISON



Littleddale, Station Road, North
Kilworth, Leicestershire, LE17 6HY

Guide Price: £695,000

A beautifully presented re-modelled four bedroom detached family home renovated to the highest of standards offering contemporary living and countryside views. As you step inside, you will be greeted by a spacious and inviting interior that has been thoughtfully designed to cater to modern lifestyles. The generous open plan living Kitchen/dining/family room is the perfect space for entertaining guests or enjoying family gatherings. There are four well proportioned bedrooms, with the principal suite benefitting from its own attached bathroom. The property boasts a spacious detached garage and a workshop, offering plenty of room for hobbies or additional storage. Furthermore, there is driveway parking available for several vehicles. Do not miss the opportunity to make this stunning property your own. Offered for sale with no onward chain.



Features

- Sought after village
- Living room with bi-fold doors to raised decked patio
- Stunning open plan kitchen/breakfast room
- Utility room with automatic lighting
- Solar panels currently retuning around £1500 to £2000 per annum
- Principal bedroom with en-suite
- Jack and Jill bathroom
- Oak and glass staircase
- Thoughtfully designed
- Spacious entrance hall
- Remodelled and renovated to a high standard
- Parking for several vehicles
- Spacious detached garage with workshop area
- Outside lighting



Ground Floor

Step through an attractive glazed front door, complete with contemporary leaded detailing and matching side panels, into a bright and spacious entrance hall. Designed with a flowing, open-plan feel which extends through to the kitchen and to the family area, this welcoming space is bathed in natural light and offers a striking line of sight through to the rear garden, directly upon entering through the front entrance door. Stylish porcelain tiled flooring continues through to the kitchen/dining area, complemented by an elegant oak and glass staircase rising to the first floor. The entrance hall provides access to a well-appointed study, utility room and cloakroom. The study enjoys a beautiful sash window overlooking the front aspect, alongside bespoke oak cabinetry and additional under-stairs storage. A generously proportioned sitting room also features a sash window and retains charming period details, including a picture rail and an eye-catching Victorian-style fireplace, reflecting the property's heritage dating back to 1911. At the heart of the property is an impressive open-plan kitchen/dining/family space, finished to a high specification. The contemporary kitchen is fitted with sleek wall and base units, complemented by white Silestone worktops and a central island with seated breakfast bar, integrated storage and a wine cooler. A full range of integrated Neff appliances includes a slide-and-hide oven, combination microwave, warming drawers, induction hob with downdraft extractor, fridge/freezer and dishwasher. There are a number of windows on all aspects in the adjacent dining area including Velux rooflights which afford plenty of natural light, along with French doors opening to a patio area, which in turn leads to the garden. The generously proportioned family area is designed for modern living, featuring soft carpeting for added comfort and striking bifold doors that connect seamlessly to the outside patio—perfect for outdoor entertaining. This inviting space also retains charming character touches, including decorative ceiling roses and elegant coving. A separate utility room, accessed from the kitchen, offers excellent additional storage with floor-to-ceiling cupboards, base units and space for laundry appliances, along with automatic lighting. A conveniently located cloakroom completes the ground floor accommodation.





First Floor

A spacious and light-filled landing is enhanced by a stylish oak and glass balustrade with a roof lantern above. Contemporary oak doors with sleek black hardware lead to four well-appointed bedrooms and the family bathroom. The principal suite is particularly generous boasting attractive sash windows, a bespoke fitted cupboard and a characterful Victorian-style fireplace, with ample space for a seating area. The luxurious en-suite is finished to a high standard, featuring white marble wall tiling, wood-effect ceramic flooring, a wall-mounted WC, heated towel ladder, and an oak vanity unit with a Rocco wash hand basin and fitted mirror above. A bath and a chrome and glass shower enclosure with rainfall shower complete this elegant space. There are three further double bedrooms, one of which benefits from 'Jack and Jill' access to the beautifully finished family bathroom. This space includes wood-effect flooring, a wall-hung oak vanity unit with wash bowl and mirror, a heated towel ladder, a wall-mounted WC, and a fully tiled shower enclosure with both rainfall and handheld fittings. A sun tunnel provides additional natural light, enhancing the bright and airy feel.









Outside

Double wooden gates provide access to a block paved and pebbled driveway with parking for numerous vehicles. The drive extends to the spacious garage and workshop which could easily be part converted to a gym or home office. The front and side gardens are attractively landscaped with mature planting and trees, including Magnolia and Lilac, providing privacy and screening. To the rear there is a small porcelain patio outside the dining area of the kitchen and a raised porcelain patio with glass and steel balustrade, both of which are ideal for al fresco dining. The rear garden is mainly laid to lawn with established planted borders and trees including laurels and cherry blossom.

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.



Viewing

Strictly by prior appointment via the agents Howkins & Harrison on 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.
Council Tax Band – D.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Howkins & Harrison

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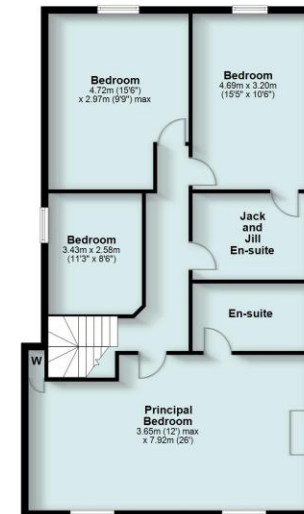
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Ground Floor



Total area: approx. 256.8 sq. metres (2764.5 sq. feet)
Littledale, Station Road, North Kilworth, Leicestershire

First Floor



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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