

## 2 Church Mews Welford Road, South Kilworth, LE17

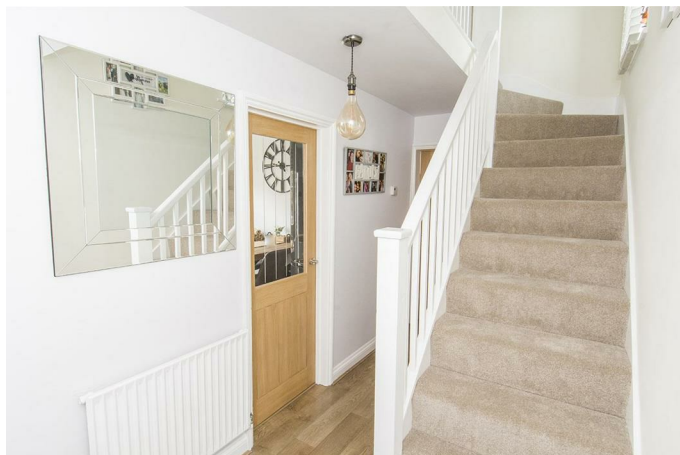


**£375,000**

Situated in the charming village of South Kilworth, this delightful three-bedroom detached house on Welford Road presents a wonderful opportunity for those seeking a comfortable family home. Set on a generous corner plot, the property has been tastefully improved by the current owners, showcasing a high standard of modern living. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient cloakroom. The heart of the home is undoubtedly the spacious dining kitchen, which boasts a wide range of contemporary cabinets and integrated appliances. This inviting space offers ample room for a dining table, making it perfect for family meals or entertaining guests. A door from the kitchen opens into a beautifully walled private garden, seamlessly blending indoor and outdoor living. The front-to-back lounge is a highlight of the property, featuring a stylish media wall and French doors that open onto a lovely patio area, ideal for enjoying warm summer evenings. Venturing upstairs, you will find the master bedroom, a generous king-sized room complete with wall-to-wall wardrobes, providing plenty of storage. The second bedroom is a comfortable double, while the third bedroom serves as a versatile single room, perfect for a child's bedroom or a home office. The family bathroom is well-appointed, featuring a shower over the bath for convenience. The outdoor space is equally impressive, with an extensive porcelain paved patio that offers a perfect setting for al fresco dining. An inset Astroturf lawn adds a touch of greenery, while gated access leads to a single pitched roof garage and a dedicated parking space. This property is not just a house; it is a home that offers a blend of modern comforts and a peaceful village lifestyle. Don't miss the chance to make it yours.

*Service without compromise*

Hall 14'3" x 5'10" (4.34m x 1.78m)



You are greeted by a canopied entrance where you enter the home by a modern composite door. The hallway has engineered oak flooring, the staircase rises to the first floor accommodation and there is a useful understairs storage cupboard.

Cloakroom 5'11" x 3'2" (1.80m x 0.97m)



Fitted with a low level WC and a wall mounted wash hand basin. Ceramic wall and floor tiles. Obscured glaze window to the side aspect.

Kitchen Diner 17'3" x 9'10" (5.26m x 3.00m)



This is undoubtedly the heart of the home with the kitchen having a wide range of modern grey gloss cabinets with oak block surfaces. Composite sink with mixer taps. Neff built-in oven with induction hob and extractor canopy over. Integrated fridge-freezer and space for a washing machine. There is ample room for a full sized dining table to entertain friends and family. Herringbone Karndean flooring throughout. Windows to both the front and side aspects. A door opens into the private walled garden.

Kitchen Diner (Photo Two)



Dining



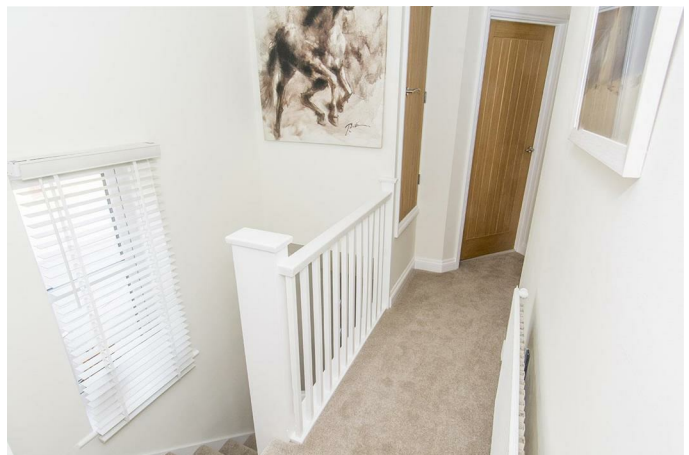
Lounge (Photo Two)



Lounge 10'4" x 16'4" (3.15m x 4.98m)



Landing



A spacious front to back lounge having a TV media wall with built-in electric log effect fire. There is a window to the front aspect and a set of French doors that open onto the patio. Engineered oak flooring throughout.

This bright landing has a window to the side allowing lots of natural light flood in. The airing cupboard houses the hot water cylinder and the loft is accessed via a pull down ladder which is fully boarded and light is connected.

Bedroom One 14'3" x 10'4" (4.34m x 3.15m)



A king-sized bedroom with the added benefit of having bespoke fitted wall to wall wardrobes providing excellent storage for all your clothes and shoes. There is a window to both the rear and the side aspects.

Bedroom One (Photo Two)



Bedroom Two 9'9" x 10'4" (2.97m x 3.15m)



A generous double bedroom with ample room for wardrobes and a window overlooks the garden.

Bedroom Two ( Photo Two )



Bedroom Three / Study 9'7" x 7'9" (2.92m x 2.36m )



A single bedroom having a window to the rear aspect overlooking the garden. This could be used as a work from home office or study.

Bathroom 7'9" x 6'2" (2.36m x 1.88m)



Fitted with a low level WC. Pedestal wash hand basin. Bath with shower over and side screen. Ceramic wall and floor tiles .Chrome heated towel rail. Obscured glazed window to the side aspect.

Walled Garden



The beautiful walled garden is a perfect retreat to relax and enjoy al-fresco dining in the summer months. There is an extensive porcelain paved patio and an inset Astroturf lawn adding a touch of greenery to the garden. There is a screened area that houses the oil tank which is neatly hidden away. Gated side access to the drive and garage.

Rear Aspect





## Outside & Parking

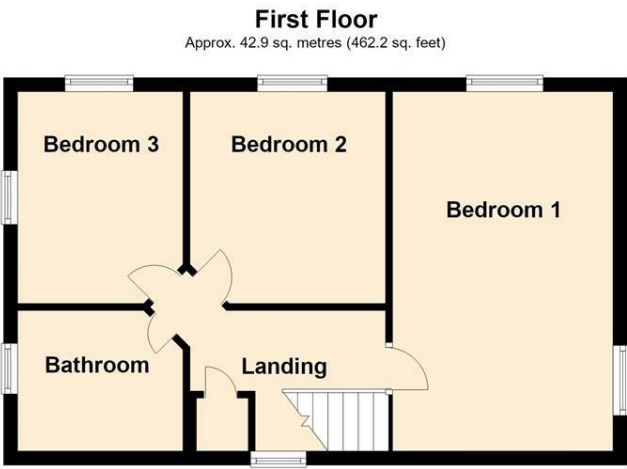
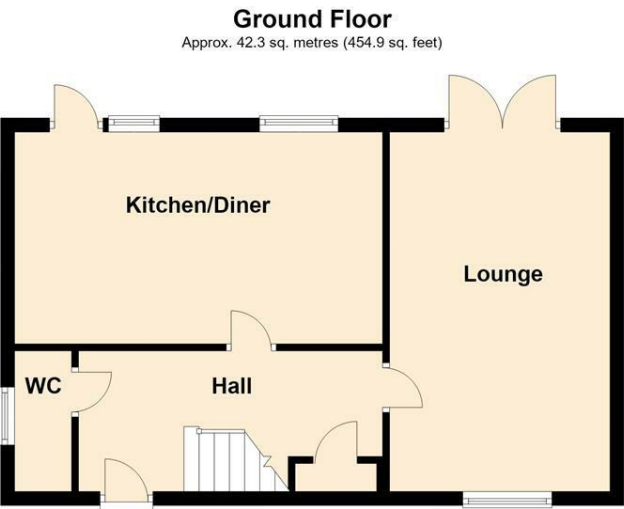


A five bar gate gives access to the private block paved shared drive. The single garage has a pitched roof which is ideal for storage, power and light is connected. There is parking for one vehicle in front of the garage.

### Note for Prospective Buyers

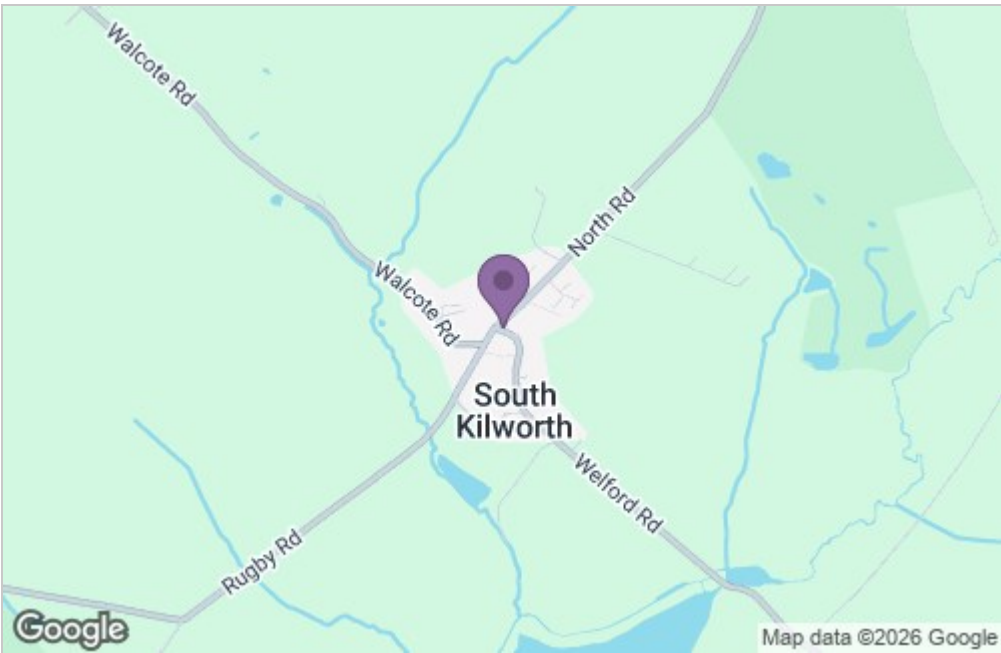
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

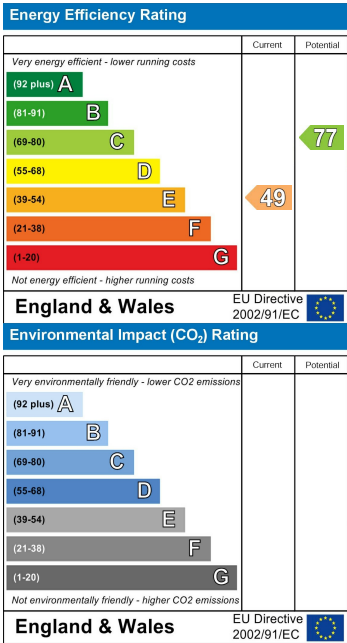


Total area: approx. 85.2 sq. metres (917.0 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise