

## 6 Western Cottages Lutterworth Road, North



**£225,000**

Situated on Lutterworth Road in the village of North Kilworth, this delightful period cottage, dating back to 1871, offers a unique blend of character and modern comfort. As an end-of-terrace property, it boasts a sense of privacy and space, making it an ideal home for those seeking a tranquil lifestyle. Upon entering, you are welcomed by a quaint porch that leads into a cosy lounge, complete with a woodburning stove, perfect for those chilly evenings. The lounge seamlessly flows into a dining kitchen, which is fitted with beautiful oak country-style cabinets, providing both functionality and charm. The property also features a convenient boot room and a cloakroom WC, enhancing its practicality for everyday living. The cottage comprises two well-proportioned bedrooms, offering ample space for relaxation. The bathroom is thoughtfully designed, featuring a bath with an overhead shower, catering to all your bathing needs. Outside, the property continues to impress with a brick-built outhouse that can serve as a workshop or additional storage. The garden, accessed via a lovely pathway, is predominantly laid to lawn and surrounded by mature trees, creating a serene outdoor space. Additionally, a spacious timber summerhouse shed provides the perfect spot for leisure or hobbies. Offered with no chain, this charming cottage is ready for its new owners to move in and enjoy. With its rich history and modern enhancements, it presents a wonderful opportunity for those looking to settle in a picturesque village setting.

*Service without compromise*

## Porch 3'2" x 4'00" (0.97m x 1.22m)

This useful porch has dual aspect windows and ceramic tiled flooring.

## Lounge 12'00" x 11'2" (3.66m x 3.40m)



This spacious lounge has a fireplace housing a woodburning stove set on a tiled hearth. There is a window to the front aspect and an electric storage heater.

## Lounge ( Photo Two )



## Dining Kitchen 14'9" x 8'11" (4.50m x 2.72m)



Open plan to the lounge this dining kitchen is fitted with a range of oak cabinets with complimenting surfaces. Stainless steel sink unit with mixer taps. Electric oven with extractor canopy. Space for a washing machine and fridge freezer. Laminate flooring. Window to the side aspect and a door gives access to the outside.

## Dining Kitchen ( Photo Two )



**Boot Room 2'10" x 2'7" (0.86m x 0.79m)**



The perfect space to hang your outdoor coats and store your walking boots.

**Cloakroom 3'10" x 2'7" (1.17m x 0.79m)**



Fitted with a low level WC and a wall hung wash hand basin. Half height ceramic wall tiles and laminate flooring.

**Landing**



The window to the rear aspect allows an abundance of natural light to flood in.. Timber internal doors give access to the bedrooms and the bathroom.

**Bedroom One 12'00" x 11'3" (3.66m x 3.43m)**



A double bedroom with a window to the front aspect and an electric storage heater.

**Bedroom Two 8'5" x 6'00" (2.57m x 1.83m)**



A single bedroom with a window to the side aspect.

**Bathroom 9'00" x 6'00" (2.74m x 1.83m)**



Fitted with a low level WC . Pedestal wash hand basin. Bath with shower and side screen. Ceramic wall tiles. Opaque window to the rear aspect. Airing cupboard housing the hot water cylinder.

**Bathroom ( Photo Two )**



**Brick Outbuilding**



There is power and light connected and plumbing for a washing machine .



## Garden



The delightful garden can be found just down the pathway and is mainly laid to lawn and is surrounded by mature trees. There is a sizeable timber storage shed.

## Garden ( Photo Two )



## Garden ( Photo Three )



## Parking



The gravel drive to the front offers a limited horizontal parking for one vehicle on the gravel part only

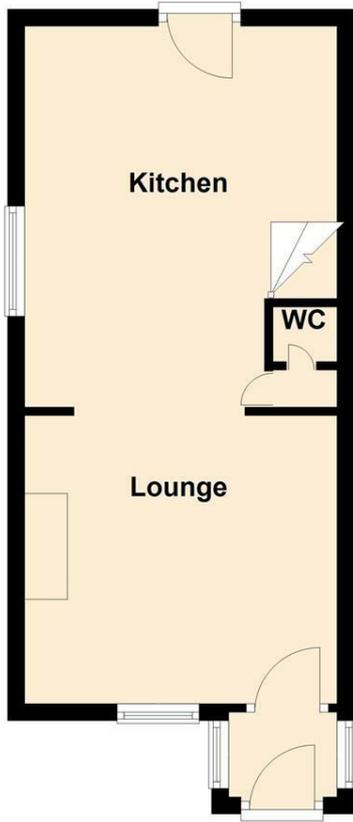
## Note For Prospective Buyers

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

### Ground Floor

Approx. 30.6 sq. metres (329.7 sq. feet)



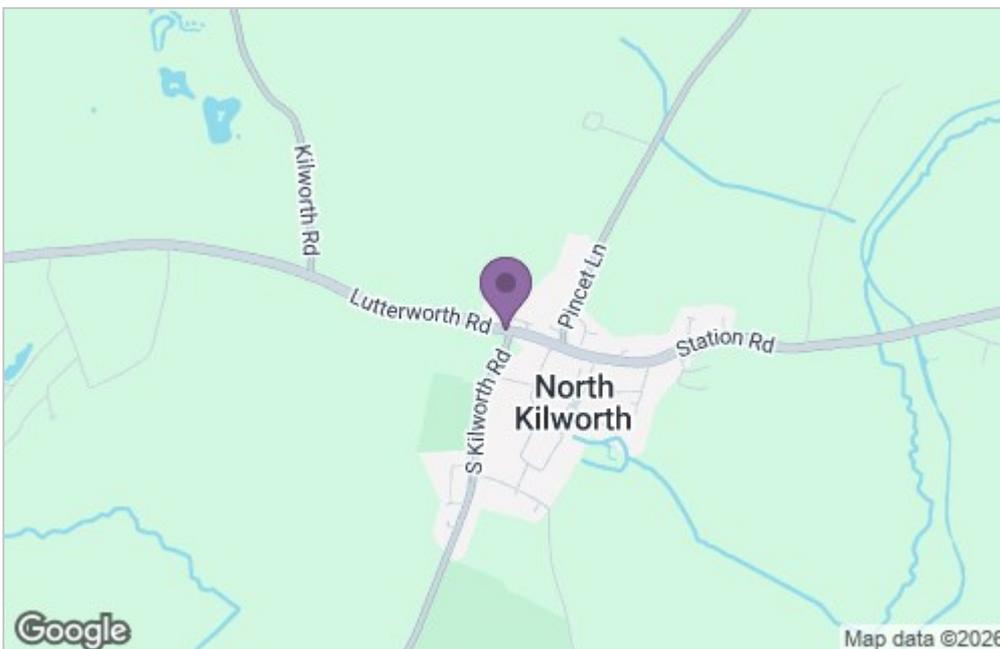
### First Floor

Approx. 31.7 sq. metres (341.2 sq. feet)



Total area: approx. 62.3 sq. metres (670.9 sq. feet)

## Area Map



## Energy Efficiency Graph

