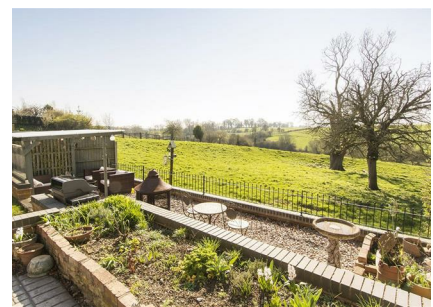


## 4 Tanser Cottage Walcote Road, South Kilworth, LE17



### Offers Over £440,000

Situated in the idyllic village of South Kilworth, this delightful three-bedroom detached house offers a perfect blend of modern comfort and tranquil rural living. As you step inside, you are greeted by a spacious entrance hall that leads to a versatile family room or home office, enhanced by a charming bay window that allows natural light to pour in. The inviting lounge is designed for relaxation and entertaining, featuring bi-folding doors that seamlessly connect the indoor space to the beautifully landscaped garden. The heart of this home is undoubtedly the open-plan dining kitchen, which boasts French doors that provide direct access to the garden, making outdoor dining and leisure effortless. This property is thoughtfully designed with an en-suite shower room and a well-appointed family bathroom, ensuring comfort and convenience for all residents. The south-facing garden is a true highlight, complete with a paved patio area, a lush lawn, and well-maintained shrub borders. A further seating area is conveniently located to the side, while steps lead down to a charming covered pergola, ideal for alfresco dining or enjoying a refreshing drink as the sun sets. Additional features include ample parking space on the drive and an outside store with double timber doors for extra storage. The inclusion of solar panels not only enhances the eco-friendliness of this appealing home but also contributes to savings on electricity bills. With its desirable location and thoughtful design, this property is an excellent choice for those looking to embrace a tranquil lifestyle within a vibrant community. Do not miss the opportunity to make this beautiful house your new home.

*Service without compromise*

# ADAMS & JONES

## Entrance Hall 13'3" x 7'3" (4.04m x 2.21m)

Entered via a composite front door, where you will find ceramic tiled flooring and the stairs rising to the first floor accommodation. Built in cloaks cupboard. Understairs storage space. Radiator. Security alarm system.

## Family Room 10'10" x 9'11" (3.30m x 3.02m)



The family room has a double glazed bay window to the front aspect, laminate flooring, coving to the ceiling and a radiator. This room is currently being used as a work from home office by the current owner.

## (Family Room Photo Two)



## Lounge 13'5" x 15'1" (4.09m x 4.60m)



The spacious lounge has a set of bi-folding doors opening into the garden. Oak flooring. Coving to the ceiling and a radiator. Television point and inset ceiling down lighters.

## (Lounge Photo Two)



*Service without compromise*

Kitchen 11'8" x 13'1" (3.56m x 3.99m)



The kitchen is open plan to the dining area and is fitted with a wide range of light grey facing cabinets with oak block surfaces and complementary tiled splash backs, Belfast sink with mixer taps, Rangemaster with six burner gas hob with extractor canopy which is fitted into an attractive inglenook with tiled splash back. Space for a washing machine and fridge-freezer.

(Kitchen Photo Two)



Dining Room 14'4" x 11'8" (4.37m x 3.56m)



The open plan dining room has a window and set of French doors to the side aspect that open into the garden and an arched window to the rear with views over the garden,. Decorative beams to the ceiling, Ceramic floor tiles continue throughout the kitchen and the dining area.

(Dining Photo Two)



## Landing



The landing has a window to the side allowing lots of natural light to flood in. There is an airing cupboard housing a lagged hot water tank, and a loft hatch access. Timber latched doors give access to all bedrooms and the family bathroom.

## Bedroom One 11'4" x 13'8" (3.45m x 4.17m)



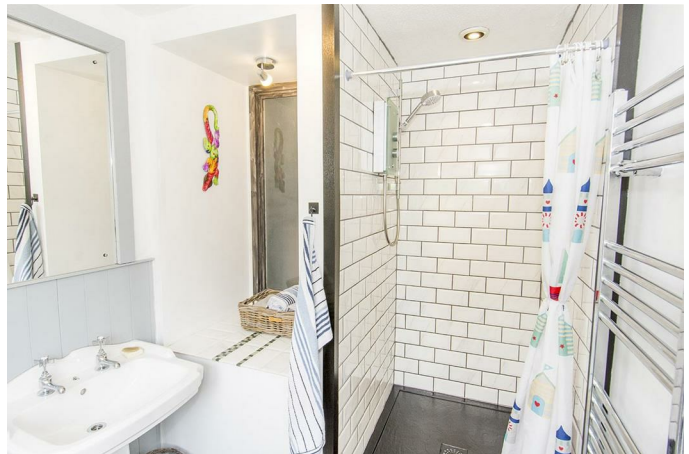
A double bedroom with a window to the front, wood laminate flooring and a radiator. A door opens to the en-suite.

## (Bedroom One Photo Two)



Double bedroom with a window to the rear with far reaching rural views, storage cupboard and a radiator.

## En-Suite 6'6" x 8'5" (1.98m x 2.57m)



Fitted with a low-level WC, pedestal wash hand basin, double walk-in shower cubicle with electric shower fitment, chrome heated towel rail, ceramic wall and floor tiles, obscure windows to the front and rear elevations.

(En-Suite Photo Two)



Bedroom Three 8'9" x 7'10" (2.67m x 2.39m)

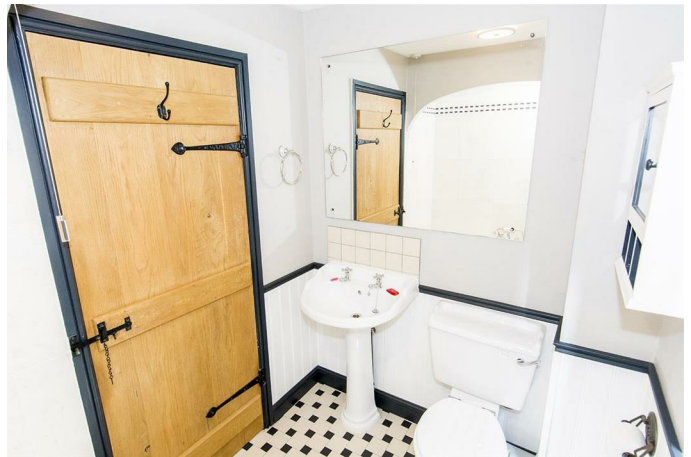


Bedroom Two 11'11" x 13'2" (3.63m x 4.01m)



A single bedroom with a window to the rear enjoying far reaching rural views, a radiator and laminate flooring.

Bathroom 5'5" x 6'11" (1.65m x 2.11m)



A double bedroom with a window to the rear, enjoying far reaching rural views, storage cupboard and a radiator.

(Bedroom Two Photo Two)



Fitted with a low-level WC, pedestal wash hand basin, bath with central taps with a hand held shower head, ceramic floor tiles, a radiator, and an obscure glazed window to the side elevation.



## Garden



To the front of the property is a small paved forecourt with brick retaining wall. There is parking for one car, a storm porch and gated side pedestrian access to the rear garden.

The rear garden has been landscaped to fully take advantage of the delightful open rural views to the rear. There are two distinct patio areas and a further covered seating area at the bottom of the garden. Part of the garden is laid to lawn and it is fenced to two sides with wrought iron railings at the rear.

## (Garden Photo Two)



## Countryside Views



## Outside & Parking



The outside store has double timber doors, power and light is connected, and the oil central heating boiler is neatly tucked away. The driveway provides ample off road parking.

## Note For Prospective Buyers

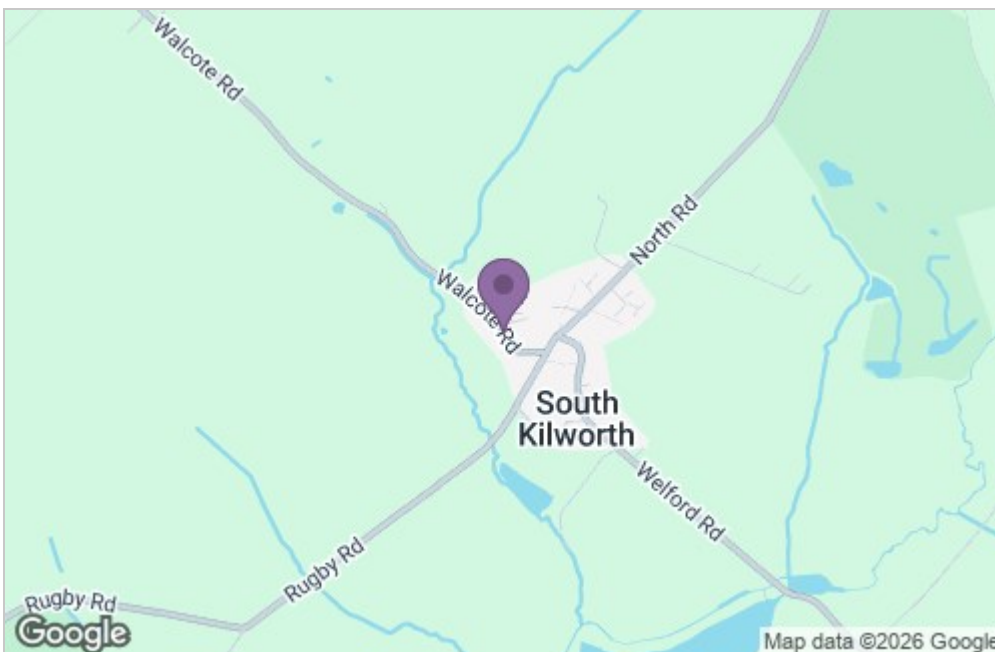
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

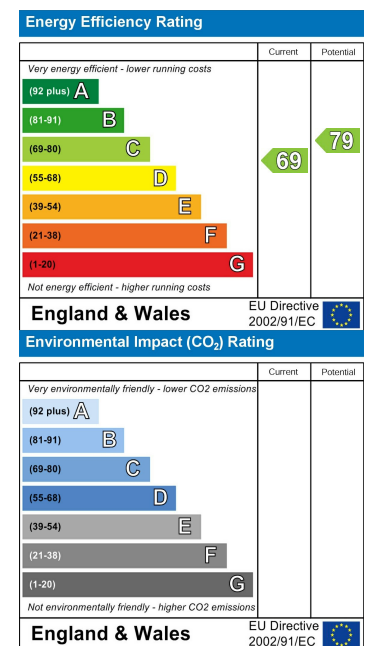


Total area: approx. 129.5 sq. metres (1393.9 sq. feet)

## Area Map



## Energy Efficiency Graph



*Service without compromise*