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Service without compromise

The Crofts Poultney Lane, Kimcote, LE17 5RX

£940,000

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Location

Kimcote is a sought after village situated within south Leicestershire. It is surrounded by beautiful countryside with many walks on the doorstep including a bridle path to Misterton and Walcote which is ideal for dog walkers.The town of Lutterworth is approximately 4 miles away where there is a wide range of amenities to be enjoyed. The schooling choice is excellent with Gilmorton Chandler Church of England Primary School ,Lutterworth College and Lutterworth High School. There is good access to Rugby train station which is approximately 7 miles away and offers a high speed service to London Euston in under 50 minutes. The main trunk roads/motorways nearby are M1 J20,M6 J1 & M69 J2.

Ground Floor

A covered porch leads to the front entrance door which opens into the hallway with stairs rising to the first floor and a door giving access to the cloakroom. Off the hallway and located at the front of the property is the impressive lounge with dual aspect windows enjoying views over the gardens, with the focal point being the modern media wall and two beautiful window seats. There is a work from home office / gym which has its own entrance door and has an antique cast iron fireplace. The formal dining room opens into the wonderful sunroom/ playroom which has a new insulated roof and two blue glass roof windows enjoying panoramic views over open countryside and can be used all year round. The newly fitted breakfast kitchen is fitted with a wide range range of modern base and eyelevel cabinets with quartz surfaces and a central island that provides additional storage and breakfast seating. The Belfast sink has a Quooker Boling tap and the appliances include integrated dishwasher , full height fridge & freezer, microwave and coffee machine. The Smeg range oven has an induction hob and extractor canopy over. A new composite door gives access to the large utility/ boot room that has been fitted with with modern cabinet sand quartz surfaces, a composite sink with mixer taps there is space for a washing machine and a tumble dryer. The boiler room has a new composite door that gives access to the outside.

First Floor

A spacious landing gives access to four generous bedrooms with the master bedroom having a dressing room and a modern en-suite bathroom which is fitted with dual hand wash basins set into a bespoke drawer unit back to wall WC, ,standalone bath with floor mounted taps and a walk in shower. Bedroom two enjoys rural views and has useful under eaves storage. Bedroom three has dual aspect windows and bedroom four is set out as a work from home office. There are two family bathrooms providing convenience for all.

Outside

The property is accessed off Poultney Lane and has a generous driveway which provides ample off-road parking for several vehicles and access to the double garage with a pitched roof providing extra storage space. Sitting on approximately half an acre plot there are attractive gardens to the front of the property which wrap around to the side and rear with a south westerly orientation. The gardens are mainly laid to lawn with a newly laid porcelain seating

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area, shrub and bulb borders and specimen trees to include two contrasting light and dark maple trees. The property is the last house on Poultney Lane and sides onto open countryside enjoying marvelous rural views and is a no through Road.

Approximate Room Measurements

Cloakroom 10'11 x 8'7 (3.33m x 2.00m)

Lounge 32'5 x 15'11 (9.80m x4.84m)

Dining Room 18'4 x 13'10 (4.97m x 4.22m)

Conservatory 15'9 x11'10 (4.81m x 3.60m)

Dining Kitchen 16'4 x 13'11 (4.97m x 4.25m)

Utility / Boot Room 9'10 x 15'4 (3.00m x 4.68m)

Boiler Room 8' x 3'11 (2.05m x 1.19m)

Bedroom One 12'4 x 16'1 (3.76m x 4.90m)

En-suite 10'5 x 11'10 (3.16m x 3.60m)

Dressing Room 12'1 x 7'4 (3.68m x 2.24m)

Bedroom Two 15'11 x 13'10 (4.85m x 4.22m)

Bedroom Three 11'8 x 11'10 (3.57m x 3.60m)

Bathroom 5'8 x 10'3 (1.52m x 3.04m)

Bedroom Four 8' x 12'9 (2.44m x 3.88m)

Bathroom 12'1 x 6'4 (3.65m x 1.92m)

Garage 23' x 24'1 (7.02m x 7.35m)

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.

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Road Map

Hybrid Map

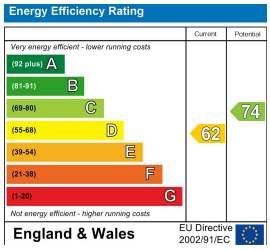
Terrain Map

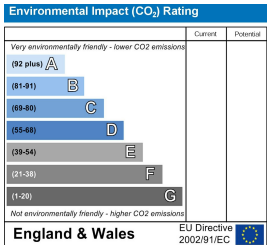
Floor Plan

Viewing

Please contact our Lutterworth Sales Office on 01455886670 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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