

The Crofts Poultney Lane, Kimcote, LE17 5RX



£975,000



Service without compromise

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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 fireplace having a 'Rutland Convector' open fire and two beautiful window seats. There is a work from home office 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 Boiling 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 modern cabinet and 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 five generous bedrooms with the master bedroom having an en-suite bathroom which is fitted with a hand wash basin set into a vanity unit with Corian top and cupboards under, paneled bath, a separate shower enclosure, low flush WC and bidet. Bedroom two enjoys rural views and has useful under eaves storage. Bedroom three has dual aspect windows, bedroom four has access to a Jack and Gill en-suite and bedroom five is set out as a dressing room. There are two family bathrooms one located near to bedrooms three and four and the other by bedrooms two and five.

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

ADAMS & JONES

are mainly laid to lawn with paved patio seating areas, 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 x 4.84m)

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

Conservatory 15'9 x 11'10 (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)

Jack & Jill Bathroom 10'5 x 11'10 (3.16m x 3.60m)

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)

Bedroom five 12'1 x 7'4 (3.68m x 2.24m)

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

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



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Road Map



Hybrid Map



Terrain Map



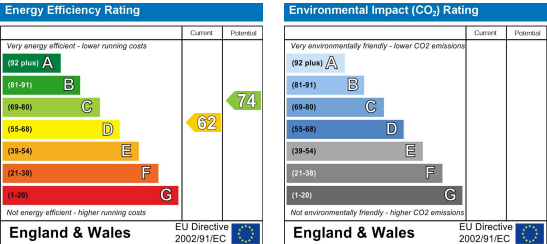
Floor Plan



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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