

make the move



2

Hall Gardens

GREEN LANE,
NORTH KILWORTH, LE17 6HQ

£275,000

An opportunity to purchase a delightful two bedroom mews situated in this highly regarded South Leicestershire village of North Kilworth.

The property is well presented and maintained by the current owner. The oil fired centrally heated property provides, entrance hall, fully fitted kitchen, sitting room, two bedrooms and bathroom.

A delightful garden to the rear and two car parking spaces to the front.

This property is offered chain free

- Village location
- Good presentation
- Chain free
- Two bedrooms
- Fully fitted kitchen
- Sitting room
- Fully fitted kitchen
- Two parking spaces
- EPC D



LOCATION

The village include a primary school and public house. Kilworth Springs Golf Club lies immediately outside the village. Kilworth Hall Hotel boasts an outdoor theatre which is fast gaining a reputation for the quality of its performances. North Kilworth is well positioned for access to the M1 motorway (Junction 20) and M6 at Rugby and is also within easy reach of the A14. Lutterworth is a short distance away and offers a wide range of services and the picturesque town of Market Harborough provides a main line railway station and service to London St. Pancras International in approximately one hour.

ACCOMMODATION

Accessed via Georgian style door with glazed fan light.

ENTRANCE HALL

All principal accommodation off, ceramic tiled floor, stairs to first floor accommodation.

CLOAKROOM

Low flush w.c., wash hand basin inset into vanity unit with storage below, ceramic tiled floor, obscure glazed window to front elevation.

SITTING ROOM

Understairs cupboard providing useful storage, glazed double doors leading onto patio with glazed panels either side.

FULLY FITTED KITCHEN

Window to front elevation, range of base and drawer units with preparation surface over, tiled splash back, one and a half bowl stainless steel sink and drainer with mixer tap over, inset electric oven with four burner gas hob over, stainless steel extractor canopy above, space and plumbing for washing machine and dishwasher, space for fridge freezer, range of complimentary eye-level units to include open display units with concealed lighting, spotlights to ceiling.

STAIRS TO:

FIRST FLOOR ACCOMMODATION.

BATHROOM

Panelled bath with wall mounted shower and tiled surround, push button low flush w.c., pedestal wash hand basin with tiled splash back., wall mounted chrome towel rail.

OUTSIDE

To the front of the property the block paved courtyard has two parking spaces along with an area suitable for bins etc, there is also an outdoor tap fitted to the property. To the rear the boundary is depicted by brick walls to all three elevations. There is a patio area ideal for all outdoor entertaining and al-fresco dining. Steps lead up to a further hard landscaped area. The oil tank is concealed by close board fencing and a right of way to the rear provides access.

OTHER INFORMATION

This property is offered chain free and viewing is highly recommended.



LANDING

Loft access.

BEDROOM ONE

Window to rear elevation.

BEDROOM TWO

Window to rear elevation.

SERVICES

It is believed that all main services are connected to the property connected to this property with the exception of gas.

FIXTURES & FITTINGS

All fixtures and fittings mentioned in these particulars are deemed as included.



DIRECTIONAL NOTES

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