



2 TEAL COTTAGE

£230,000 Freehold

WELFORD ROAD
SOUTH KILWORTH, LUTTERWORTH
LEICESTERSHIRE
LE17 6DY



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this charming two bedroom terraced cottage located in the picturesque village of South Kilworth, Lutterworth. The cottage has a plethora of charming features and is of standard brick built construction with a tiled roof and benefits from mains services being connected, with the exception of gas. External wall insulation work was carried out in 2021.

South Kilworth is a charming rural village with local amenities to include St Nicholas' church, The White Hart public house, a butchers, village hall, primary school and a well equipped recreation ground. Nearby attractions include Kilworth House Hotel & Theatre for entertainment, Stanford Reservoir, Kilworth Springs Golf Club and there are larger town services in Rugby and Lutterworth.

The accommodation is set over two floors and in brief, comprises of a lounge which has a useful storage cupboard and door giving access to the stairs rising to the first floor landing. The kitchen has a door to the rear garden and ground floor family bathroom with an airing cupboard housing a combined tank with immersion heating and a door through to a separate w.c.

To the first floor, the landing has a charming captain window and doors off to two well proportioned bedrooms, with bedroom one having built in wardrobes.

The property benefits from electric heating and has secondary glazing throughout.

Externally, to the front is a paved hardstanding with shared access to the rear of the property. The West facing rear garden is predominantly laid to lawn with a patio area to the immediate rear. There is brick built storage and a picket fence separating the garden from the neighbouring property.

Early viewing is highly recommended to avoid disappointment. There is a planning application to convert cottages 1 and 2 into a single dwelling.

Gross Internal Area: approx. 58 m² (624 ft²).

AGENTS NOTES

Council Tax Band 'B'.
What3Words: ///devoured.soon.fixtures

MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Charming Two Bedroom Terraced Cottage
- Picturesque Village Location
- Lounge and Kitchen
- Ground Floor Family Bathroom with Separate W.C.
- Electric Heating and Secondary Glazing
- Enclosed Rear Garden with Brick Built Storage
- Planning Application to Convert Cottages 1 and 2 into Single Dwelling
- Early Viewing is Highly Recommended to Avoid Disappointment



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		46
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

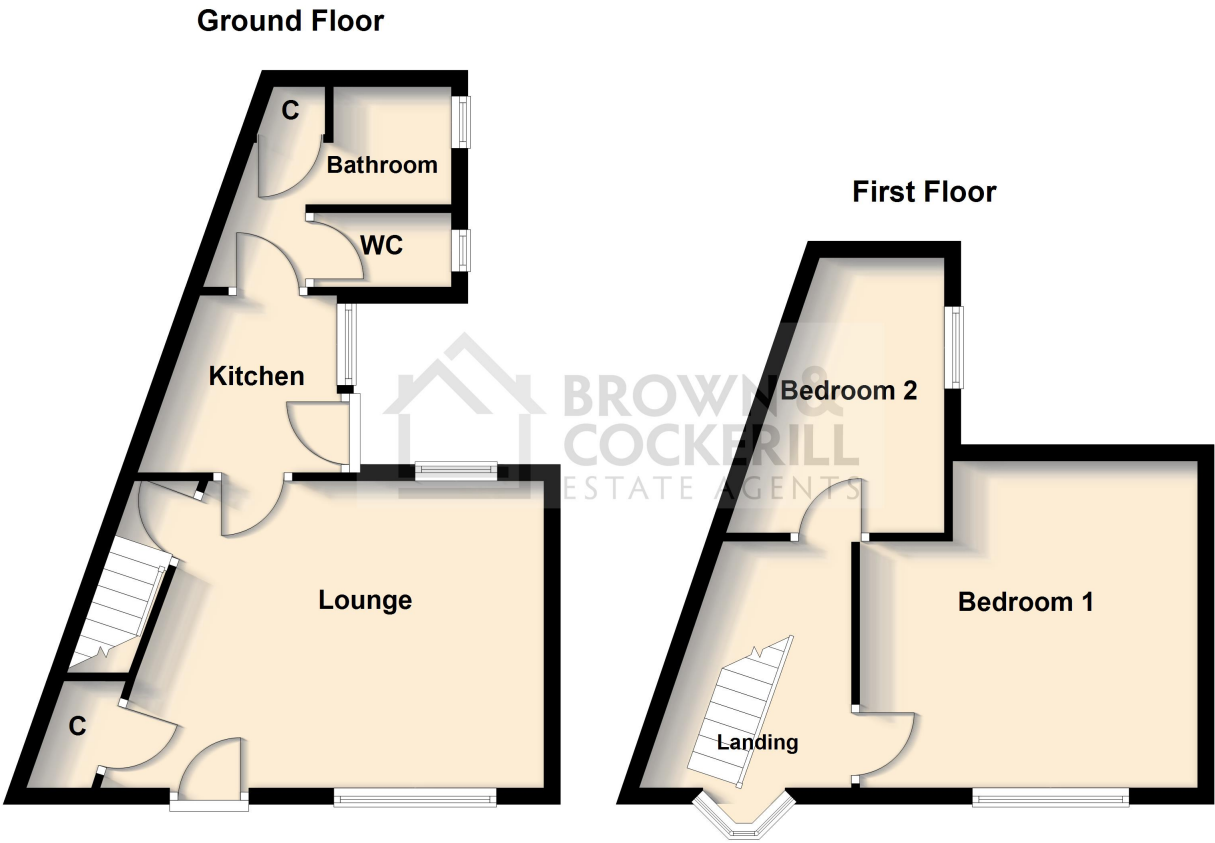
Ground Floor

Lounge
17' 8" x 12' 11" (5.38m x 3.94m)
Kitchen
7' 11" maximum x 7' 10" maximum (2.41m maximum x 2.39m maximum)
Family Bathroom
8' 3" maximum x 7' 8" maximum (2.51m maximum x 2.34m maximum)
Separate W.C.
5' 5" x 2' 7" (1.65m x 0.79m)

First Floor

Landing
9' 8" x 8' 6" (2.95m x 2.59m)
Bedroom One
13' 6" maximum x 13' 0" (4.11m maximum x 3.96m)
Bedroom Two
11' 3" maximum x 8' 9" maximum (3.43m maximum x 2.67m maximum)

FLOOR PLAN



IMPORTANT INFORMATION
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.