



1 TEAL COTTAGE

WELFORD ROAD
SOUTH KILWORTH, LUTTERWORTH
LEICESTERSHIRE
LE17 6DY

£250,000 Freehold



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended 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 an entrance porch leading through to the lounge. The lounge has a useful storage cupboard and door giving access to the stairs rising to the first floor landing. The kitchen has been extended to the side to create a utility area and there is a door to the rear garden and ground floor family bathroom which has under floor heating, an airing cupboard housing a combined tank with immersion heating an has a secondary glazed window.

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 and bedroom two, a single glazed window.

The property benefits from electric heating and is single glazed to the front and double glazed to the rear.

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. 77 m² (828 ft²).

AGENTS NOTES

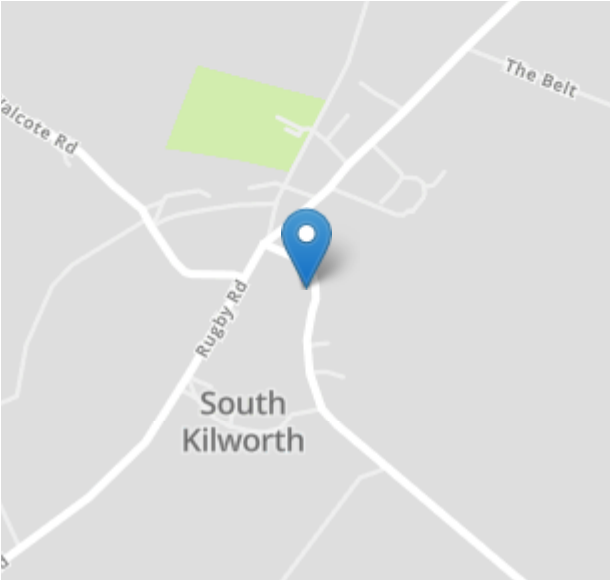
Council Tax Band 'B'.
What3Words: ///devoured.soon.fixtures

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

- An Extended Charming Two Bedroom Terraced Cottage in Picturesque Village Location
- Entrance Porch and Lounge
- Extended Kitchen with Utility Area
- Ground Floor Bathroom
- Electric Heating and Partially Double Glazed
- 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		56
(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

Entrance Porch

10' 2" x 3' 1" (3.10m x 0.94m)

Lounge

18' 9" maximum x 12' 3" maximum (5.71m maximum x 3.73m maximum)

Kitchen

14' 8" maximum x 7' 1" maximum (4.47m maximum x 2.16m maximum)

Family Bathroom

10' 0" maximum x 8' 0" maximum (3.05m maximum x 2.44m maximum)

First Floor

Landing

9' 11" x 9' 2" (3.02m x 2.79m)

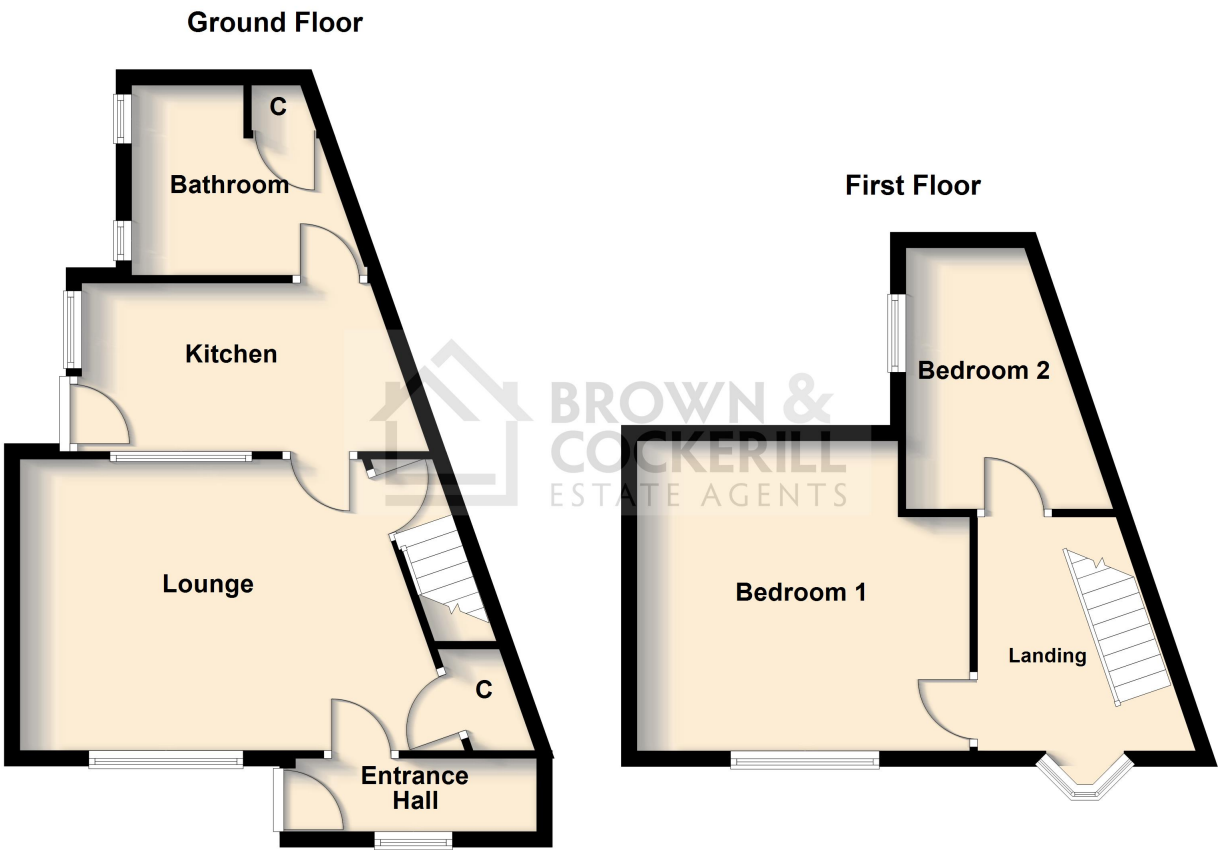
Bedroom One

13' 11" x 13' 0" (4.24m x 3.96m)

Bedroom Two

11' 0" x 8' 10" (3.35m x 2.69m)

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.