



Hillfield Cottage, Meadow View, Welford Road  
Knaptoft, Leicestershire

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# Hillfield Cottage Meadow View Welford Road Knaptoft Leicestershire LE17 6PA

An attractive brand new four bedroom detached home with stunning far reaching country views

North Kilworth 4.5 miles, Market Harborough 8 miles, Lutterworth 9 miles, Leicester 12 miles

Kitchen/dining room | Sitting room | Utility room  
Downstairs cloakroom | 4 Bedrooms | En suite  
Family bathroom | Underfloor heating to ground floor | Air Source heating | Detached garage  
Vehicle charging point | Driveway | Garden  
Countryside views

SAP Rating B

## The property

Hillfield Cottage has been thoughtfully designed and is beautifully presented to a very high standard and detail, ideal for today's modern living. The property which has accommodation over two floors benefits from modern fixture and fittings including zoned underfloor heating to the ground floor, air source heating, vehicle charging point, well equipped kitchen/dining room, stylish bathroom and en suite and detached garage, whilst enjoying stunning far reaching views over the countryside.

The welcoming double aspect entrance hall with luxury vinyl flooring and handy under stairs storage cupboard leads to the sitting room, kitchen/dining room and cloakroom, an attractive staircase leads to the first floor. The well-equipped kitchen area with luxury vinyl flooring offers a range of wall and floor units with Belfast style sink and quartz work tops. The modern appliances consist of an AEG induction

hob, oven, dishwasher and upright fridge freezer. The dining area which has the same flooring has double opening doors which lead to the rear garden, ideal for entertaining and alfresco dining. The separate utility room, which is adjacent to the kitchen benefits from wall and floor units, Belfast style sink, quartz work tops, luxury vinyl flooring and additional appliance space, a door gives access to the rear garden. The triple aspect sitting room with luxury vinyl flooring has views over the rear garden and countryside, double opening doors lead to the rear garden.

On the first floor there are four bedrooms, stylish family bathroom and en suite. The front aspect principal bedroom benefits from a three piece en suite including a full width shower with rain fall shower head, heated towel rail and tiled flooring. Bedroom three also enjoys countryside views to the rear. The four piece family bathroom comprises a full width shower with rain fall shower head, bath, wash hand basin with drawers under, tiled floor and heated towel rail.

## Outside

The rear garden which is mainly laid to lawn measures approximately 19.6 metres (max) wide by 10.8 metres in depth (measurement taken from the rear of the house) and has a paved patio, power and lighting and outside tap, a pathway leads to a gate giving side access to front. The rear garden boasts wonderful far reaching views over the countryside.

Hillfield Cottage is approached by a gravelled driveway giving parking for numerous vehicles and is complemented by a detached garage with electric door, the garage has eaves storage space, power and light and personal door to the rear garden. The front garden is mainly laid to lawn and is enclosed by post and rail fencing, a paved pathway leads to the front door with outside courtesy lighting, there is also a charging point for an electric vehicle. The Mitsubishi air source heat pump is located to the side of the property.







### Location

Meadow View is surrounded by beautiful countryside, located within the heart of the hamlet of Knaptoft. North Kilworth is 4.5 miles away and offers a good range of local amenities including a petrol station with general store and post office, well regarded primary school and the White Lion public house. A further range of amenities can be found in Lutterworth, Leicester city centre and the Medieval market town of Market Harborough.

There are a brilliant selection of schools in the area, in both the state and private sectors to include Arnesby C of E Primary School, Gilmorton Chandler Primary School, Lutterworth High School, Lutterworth College, Rugby School, Brooke House College and Leicester Grammar School.

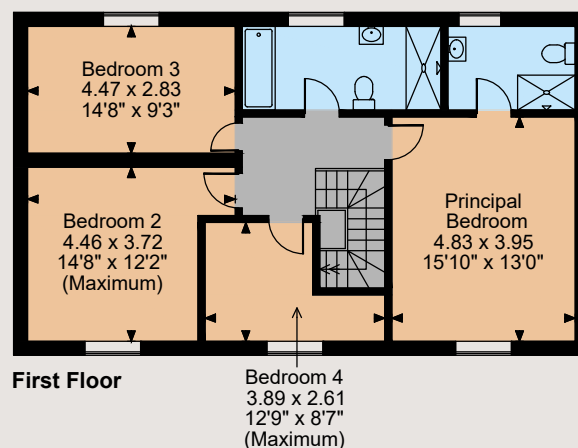
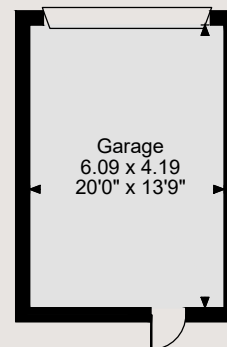
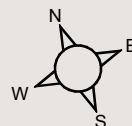
Commuter links are excellent with Knaptoft being in easy reach of the M1, A14 and M6. There is a rail service available in Market Harborough that provides a direct line to London St. Pancras in approximately one hour, whilst Birmingham airport is also within an hours drive.

### Directions

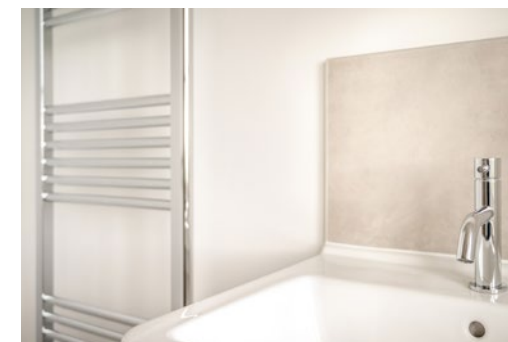
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Floorplans  
House internal area 1,888 sq ft (175 sq m)  
Garage internal area 275 sq ft (26 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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## General

**Local Authority:** Leicestershire country council and Harborough district council.  
**Services:** Air source heat pump. Private drainage (shared). Mains water and electric.  
**Council Tax:** Unallocated  
**Tenure:** Freehold  
**Guide Price:** £725,000  
**Warranty:** LABC - 10 years.  
**Agents note:** There will be a management charge per dwelling to contribute to the communal areas and private drainage etc. Please consult with your solicitor for verification.

## Shrewsbury

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