

The Old Dairy

Meadow View, Welford Road, Knaptoft, Leicestershire



A wonderful newly converted home offering both spacious and flexible accommodation throughout

The Old Dairy is positioned on the fringes of Meadow View which is a select development of executive homes nestled in the wonderful Leicestershire countryside



2 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



GARDENS



FREEHOLD



RURAL



2,560 SQ FT



**GUIDE PRICE
£925,000**

The property

The Old Dairy has been thoughtfully designed and is beautifully presented, 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, stylish bathroom and en suites.

The welcoming entrance hall with luxury vinyl flooring, understairs storage cupboard and cloakroom has stairs to first floor landing and doors to the open plan kitchen/dining/sitting room, study and inner hallway. The well-equipped kitchen/dining area boasts a plethora of wall and floor units with quartz work surfaces and separate island incorporating a breakfast bar. The modern Neff appliances consist of an induction hob with extractor fan above, oven, microwave, dishwasher and fridge freezer. The neighbouring double aspect sitting room and kitchen area both have sets of double opening doors which

lead to the rear garden, ideal for entertaining and alfresco dining. The adjacent utility room benefits from quartz work surfaces with cupboards under and further appliance space. The study which is located off of the entrance hall enjoys countryside views.

Three of the five bedrooms and four-piece family bathroom are accessed from the inner hallway. The impressive principal bedroom with feature floor to ceiling windows and country views, has two dressing areas and spacious en suite including standalone bath, walk-in shower with rain fall shower head, wash hand basin with drawers under, heated towel rail and tiled flooring. Bedroom 2 also benefits from wonderful country views and a modern three-piece en suite shower room, both the principal bedroom and bedroom 2 which are located on the first floor are carpeted.



Outside

The large rear garden extends around the property and beyond the double garage. There are paved patio areas leading from the kitchen and sitting room, there is also power and courtesy lighting and a pathway leading to a gate giving access onto the driveway. A Mitsubishi air source heat pump is located to the rear. To the front there is a double width garage with two up and over doors and brick block driveway for numerous cars and vehicle charging point.



Location

Meadow View is surrounded by beautiful countryside, located within the heart of the hamlet of Knaptoft. North Kilworth 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.



Distances

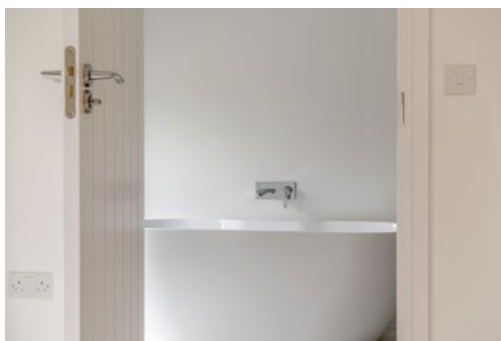
- North Wilworth 4.5 miles
- Market Harborough 8 miles
- Lutterworth 9 miles
- Leicester 12 miles

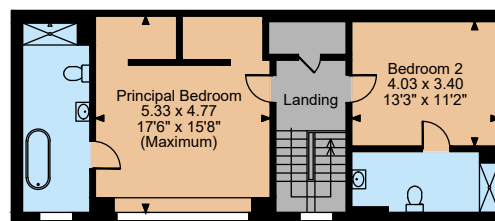
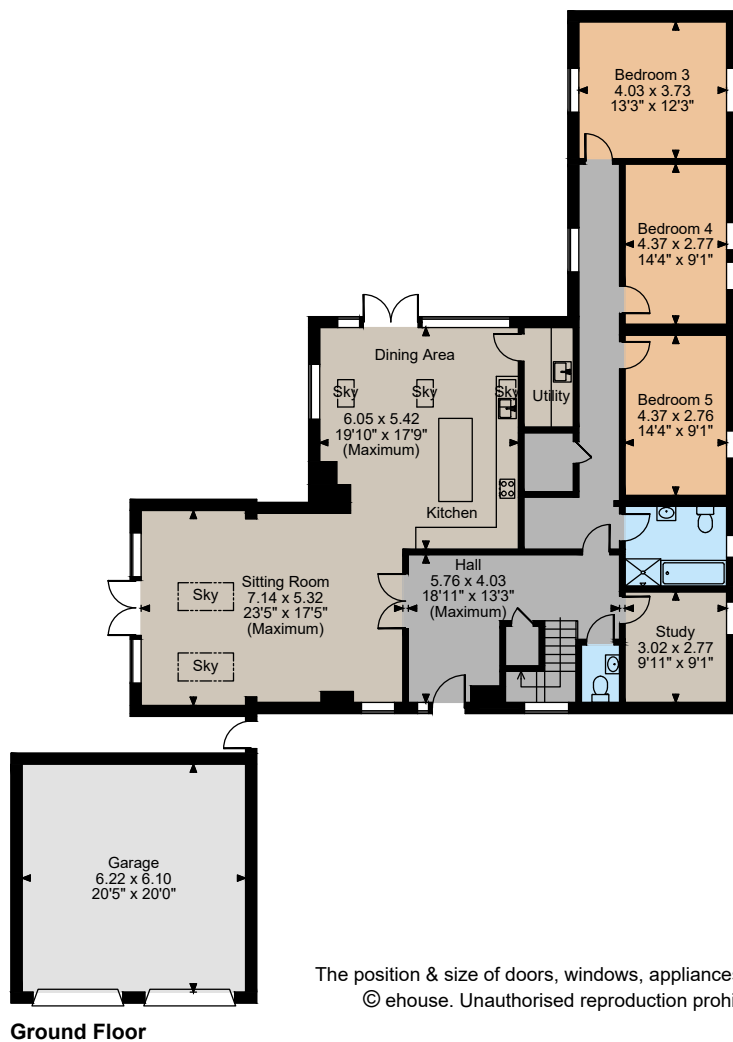
Nearby Stations

- Market Harborough (Direct line to London St. Pancras in approx. 1 hour)

Nearby Schools

- Arnesby C of E Primary School
- Gilmorton Chandler Primary School
- Lutterworth High School
- Lutterworth College
- Rugby School
- Brooke House College
- Leicester Grammar School





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

House internal area 2,559 sq ft (238 sq m)

Garage internal area 408 sq ft (38 sq m)

For identification purposes only.

Directions

Post Code LE17 6PA

what3words: ///beats.diggers.footpath

General

Local Authority: Leicestershire County council and Harborough district council.

Services: Air source heat pump, mains water and electric, private water treatment plant, shared drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Unallocated

EPC Rating: C - predicted

Warranty: LABC - 10 years

Agents note: There will be a management charge per dwelling to contribute to the communal areas and drainage etc. Please consult with your solicitor for verification.

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale.

Wayleaves and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

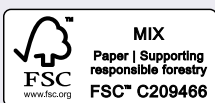
West Midland New Homes

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