



The Warbler, Meadow View, Welford Road  
Knaptoft, Leicestershire

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# The Warbler Meadow View Knaptoft Welford Road Leicestershire LE17 6PA

A wonderful brand new three bedroom home located within the Leicestershire countryside

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

Kitchen/living/dining room | Downstairs cloakroom | 3 Bedrooms | En suite | Family bathroom | Underfloor heating to ground floor  
Air Source Heating | Car barn | Driveway  
Enclosed rear garden | Predicted EPC Rating B

## The property

The Warbler has been thoughtfully designed and beautifully presented, ideal for today's modern living. The property offers accommodation over two floors and benefits from modern fixture and fittings including zoned underfloor heating to the ground floor, air source heating, well equipped kitchen, stylish bathroom and en suite and car barn with ample driveway.

Approached by an attractive covered porch the entrance hall with luxury vinyl flooring and handy storage cupboard leads to the kitchen and cloakroom, the staircase leads from the entrance hall to the first floor. The well-equipped double aspect kitchen area with luxury vinyl flooring offers a range of wall and floor units with inset sink and quartz work surfaces. The modern appliances include induction hob with extractor fan above, electric oven, upright fridge freezer, dishwasher and washer dryer. The kitchen opens into the spacious L shaped living/dining area which has the same flooring, a glazed door leads to the rear garden.

On the first floor there are three bedrooms and stylish bathroom. The rear aspect principal bedroom benefits from a three piece en suite comprising full width shower with rain fall shower head, wash hand basin with drawer under, tiled floor and heated towel rail. The family bathroom comprises bath with rain fall shower head, wash hand basin with drawer under, tiled floor and heated towel rail.

## Outside

The enclosed rear garden which is mainly laid to lawn measures approximately 15.3 metres (max) in depth by 12.4 metres wide and has a paved patio, tap, power and outside courtesy light, a side gate leads to the car barn. A Mitsubishi air source heat pump is located to the rear of the property. The front garden is mainly laid to lawn with borders, a paved pathway leads to the front door with outside courtesy lighting. The car barn with electric is adjacent to the property and benefits from a block paved driveway for numerous cars.

## Location

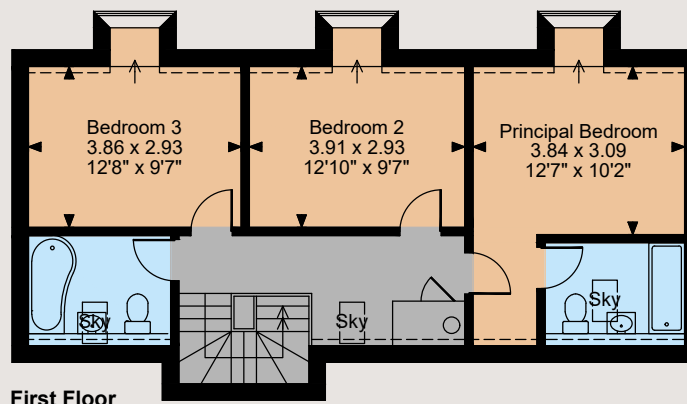
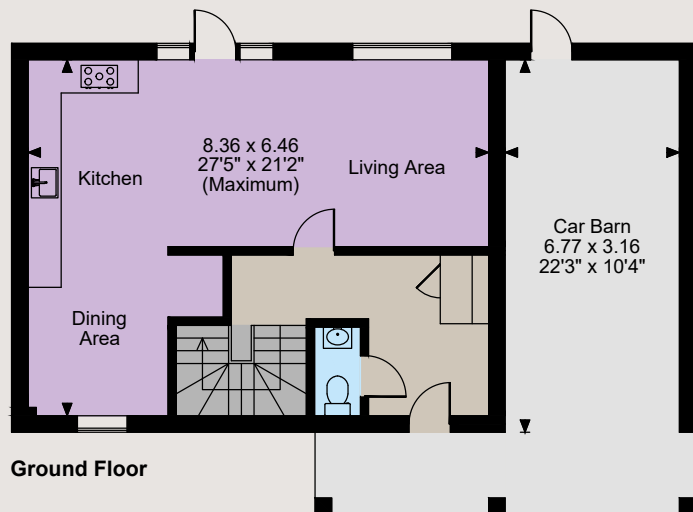
Meadow View is surrounded by beautiful countryside, located within the heart of the hamlet of Knaptoft. North Kilworth is 4.5 miles away and offers a good range of local amenities including a petrol station with general store and post office, well regarded primary school and the White Lion public house. 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 approx. one hour, whilst Birmingham airport is also within an hours drive.







Floorplans  
House internal area 1,204 sq ft (112 sq m)  
Car barn internal area 315 sq ft (29 sq m)  
For identification purposes only.



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

□□□□ Denotes restricted head height

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## Directions

Follow Sat Nav to LE17 6PA

What3words companies.presume.craft

## 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.

**Council Tax:** Unallocated

**Tenure:** Freehold

**Guide Price:** £455,000

**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.

## Shrewsbury

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