



**THE BARNS**  
North Kilworth, Leicestershire

Carter Jonas



## THE BARN LUTTERWORTH ROAD NORTH KILWORTH LEICESTERSHIRE LE17 6EP

Reception Hall • Sitting Room • Kitchen & Dining Room  
Study • Utility Cupboard • Cloakroom • Five Bedrooms  
Two Bathrooms • Gardens • Double Garage  
EPC rating D

### ACCOMMODATION

Spacious reception hall with fitted cloaks storage cupboard and cloakroom off comprising wash hand basin encased in a vanity unit and a low level WC.

Utility cupboard with boiler and space and provision for laundry appliances.

Fabulous open plan kitchen dining room with formal and informal dining areas. An extensive range of matching wall and base units incorporation drawers and cabinets with oak worksurfaces over. Porcelain one and half bowl sink and integrated appliances to include microwave and dishwasher. Range cooker and space and provision for an American style fridge and freezer. Casement doors leading to the garden and a stable door to the front. The room benefits from exposed timbers and Velux windows affording excellent natural light.

The light and airy sitting room has a contemporary fireplace, exposed beams, panelled wall and full height windows. Double sliding timber doors lead to the garden.

Study with exposed beams. Ground floor bedroom with French doors and window to garden.

Principal bedroom with an en suite comprising wash hand basin encased in a vanity unit, shower cubicle with a Quadrant shower, low level WC and porcelain tiled floor.

**STUNNING CONVERTED BARN LOCATED OFF A PRIVATE ROAD SET BEHIND ELECTRIC GATES, BOASTING SUPERB LIVING ACCOMMODATION WITH FLEXIBILITY TO IS USE.**





Three further bedrooms to the first floor which share the family bathroom with a panelled bath with shower over, wash hand basin encased in a vanity unit, low level WC and porcelain tiled floor.

### OUTSIDE

Enter through electric gates to an extensive block paved drive with parking for several vehicles, a raised entertaining terrace and a double garage with twin casement doors.

To the rear is a paved and decked entertaining terrace with lawns and well stocked borders. Adopted pathway to the side.

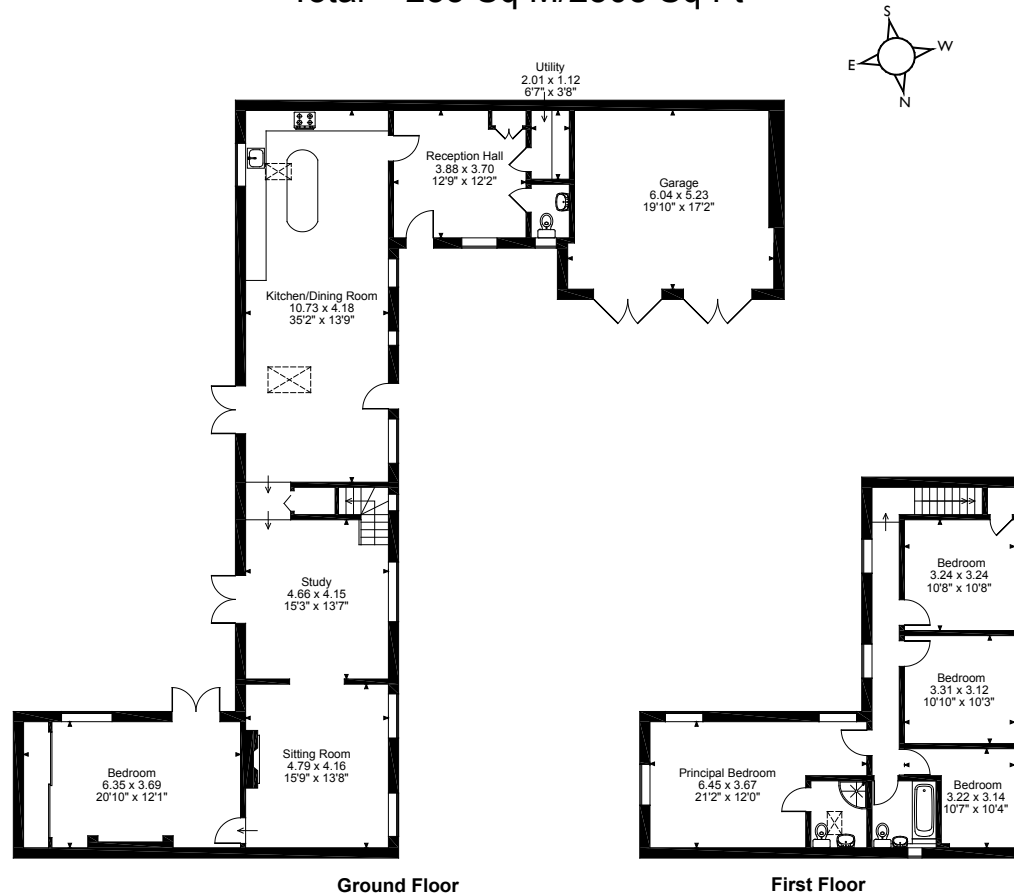
### LOCATION

North Kilworth is a popular conservation village in south Leicestershire, close to the Northamptonshire border. The village offers amenities catering for most day-to-day needs with a wider range of shopping and leisure facilities nearby in highly regarded market town of Market Harborough, as well as a mainline rail link to London St. Pancras and junction 21 of the M1 motorway network just four miles to the west.





The Barns, Lutterworth Road North Kilworth,  
Lutterworth, Leicestershire  
Approximate Gross Internal Area  
Main House = 202 Sq M/2174 Sq Ft  
Garage = 31 Sq M/334 Sq Ft  
Total = 233 Sq M/2508 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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