



EDWARD KNIGHT
ESTATE AGENTS

ROMA Torni, ELMCROFT ROAD, NORTH KILWORTH, LUTTERWORTH, LE17 6HX

£595,000





PROPERTY SUMMARY

A Stunning Detached Home with Panoramic Countryside Views

Set in a peaceful location on Elmcroft Road, North Kilworth, this individually built four/five-bedroom detached home occupies a generous 0.23-acre plot and offers a unique combination of space, style, and countryside living.

The property welcomes you via a charming porch, leading into an open-plan hall that immediately sets a warm, inviting tone. At the heart of the home, the spacious breakfast kitchen is fitted with modern cabinetry, oak block work surfaces, integrated appliances, and a breakfast bar-ideal for family life and entertaining.

The open-plan sitting room is a highlight, featuring a cosy open fire, wall-mounted TV, and wide patio doors opening onto a timber balcony with wrought-iron railings, offering breathtaking panoramic views over the surrounding countryside. Adjacent, a formal dining room provides the perfect space for hosting family and friends.



Upstairs, a double bedroom enjoys far-reaching rural views, complemented by a modern bathroom with separate shower. The ground floor hosts three generously sized double bedrooms, two of which feature dressing rooms and en-suite shower rooms for ultimate comfort and privacy. A versatile fifth bedroom or study/playroom provides flexibility to suit your lifestyle.

Externally, the property sits on a substantial plot

with a sweeping driveway providing ample parking. The garden offers a blank canvas, ready to be landscaped to your taste, and French doors from two bedrooms open directly onto this space, seamlessly connecting indoor and outdoor living.

With no upward chain, this home is ready to move into and enjoy. Combining generous living accommodation with spectacular rural views, it represents a rare opportunity for those seeking a tranquil family lifestyle in the heart of the countryside.

LOCATION

North Kilworth is a charming and picturesque village, ideally positioned between the bustling market towns of Market Harborough and Lutterworth. Both towns offer a wide selection of independent shops, supermarkets, cafes, pubs, and restaurants, with Market Harborough also boasting a theatre and direct trains to London St Pancras in approximately 60 minutes. Major road connections are close by, including the A14, A5, M1, and M6, making commuting and travel straightforward.

The village itself has much to offer, including a primary school, a welcoming public house serving food, and the prestigious PGA golf club with its acclaimed "Attic" restaurant, providing stunning views across the course. A local petrol station and village store also offer car repair and MOT services. Nearby leisure destinations include North Kilworth Marina and the renowned Kilworth House Hotel and Theatre, offering entertainment, fine dining, and cultural experiences within easy reach.

With no upward chain, this home is ready to move

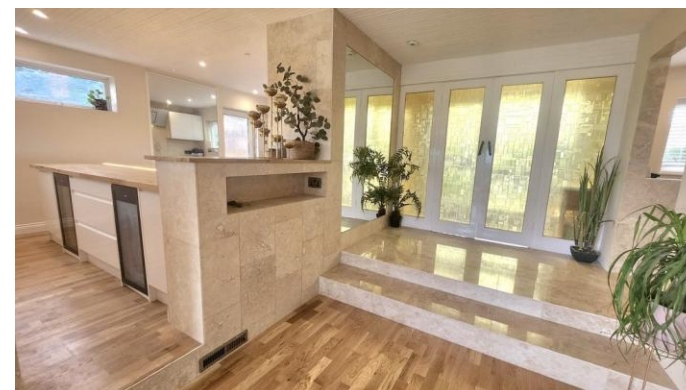


into and enjoy. Combining flexible, spacious accommodation with spectacular rural views, excellent local amenities, and an enviable location, this is a rare opportunity to secure a family home that perfectly balances lifestyle, comfort, and character in the heart of the Leicestershire countryside.

FIRST FLOOR

PORCH

7' 11" x 3' 9" (2.41m x 1.14m)







OPEN PLAN HALLWAY

15' 2" x 7' 9" (4.62m x 2.36m)

KITCHEN/BREAKFAST ROOM

36' 6" x 20' 3" (11.13m x 6.17m)

SITTING ROOM

18' 4" x 16' 10" (5.59m x 5.13m)

BALCONY

28' 3" x 6' 3" (8.61m x 1.91m)

DINING ROOM

15' 1" x 13' 7" (4.6m x 4.14m)

BEDROOM FOUR

16' 2" x 11' 9" (4.93m x 3.58m)

FAMILY BATHROOM

8' 3" x 9' 5" (2.51m x 2.87m)

LOWER GROUND FLOOR

HALLWAY

BEDROOM ONE

21' 0" x 12' 10" (6.4m x 3.91m)

DRESSING ROOM

10' 6" x 5' 5" (3.2m x 1.65m)

EN SUITE

6' 1" x 6' 3" (1.85m x 1.91m)

BEDROOM TWO

14' 4" x 7' 2" (4.37m x 2.18m)

DRESSING ROOM

14' 4" x 7' 7" (4.37m x 2.31m)

EN SUITE

8' 3" x 3' 9" (2.51m x 1.14m)

BEDROOM THREE

14' 10" x 13' 1" (4.52m x 3.99m)

BEDROOM FIVE/HOME OFFICE/GAMES ROOM

23' 4" x 10' 11" (7.11m x 3.33m)





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-10	G		