



## 31 Mill Field Close, South Kilworth

Guide Price **£750,000**



Part of







## 31 Mill Field Close

South Kilworth, Lutterworth

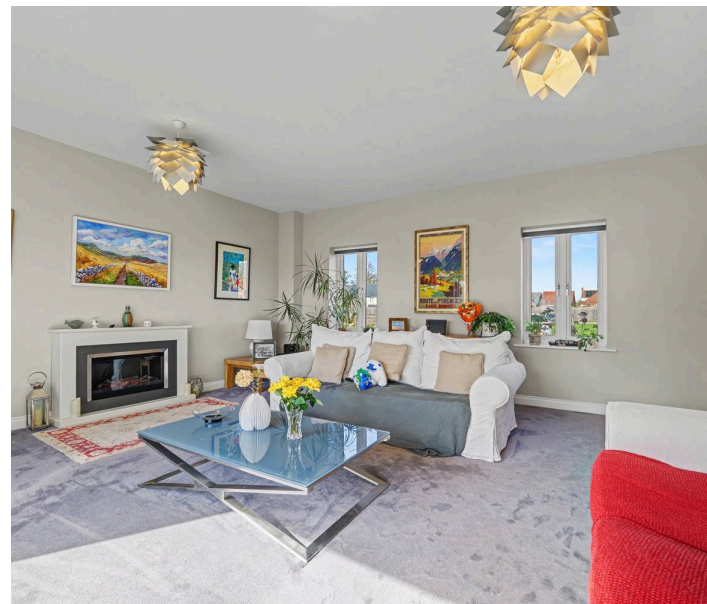
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Stunning 5 bedroom home built by Aspects Homes in 2021
- Approx. 5 Years Premier Guarantee new build warranty remaining
- Southeast facing rear garden, with stunning views of the South Kilworth Countryside
- Rural cul-de-sac location, with fields surrounding
- 5 Bedrooms, 3 bathrooms, 2 reception rooms
- Situated in a quite, small and exclusive development of only 30 homes
- Air source heat pump and solar panels
- Double garage and driveway provides parking for 4 vehicles
- Open plan kitchen / dining living area with separate lounge and study





This impressive, double fronted, five-bedroom detached house presents an exceptional opportunity for families seeking generous living space, modern comforts, and a prestigious address in the popular village of South Kilworth.

Upon entering the property, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home, doors lead to the handy cloakroom at the head of the hallway, while the spacious living room is located to the right. The generous and elegantly appointed living room is dual aspect with windows on two sides, is ideal for both relaxation and entertaining. With French doors that allow for an abundance of natural light and access to the rear southeast facing garden, with stunning countryside views; the room is bright and airy, whilst also offering comfort and a cosy, relaxing space for the whole family.

On the opposite side of the entrance hallway is the contemporary open plan kitchen which is thoughtfully designed with a feature island and boasting high-quality integrated appliances, ample storage, and sleek work surfaces, making it a functional and stylish space for culinary enthusiasts. This leads to the open plan formal dining area - perfect for hosting dinner parties or family gatherings. With french doors opening to the rear garden and a large window overlooking the fields beyond, the space provides a flexible area that could be used for a number of purposes. A convenient utility room is located nearby, providing additional storage and laundry facilities. The ground floor also benefits from a versatile study which could also be used as a playroom.

Ascending to the first floor, you will find five generously proportioned bedrooms, each offering a peaceful retreat with plenty of room for furnishings and personal touches. The principal bedroom is particularly impressive with views out over the rear garden and the beautiful countryside beyond. It also features a luxurious en-suite bathroom with modern fixtures and a walk-in shower. Bedroom two, at the front of the property, also boasts an en-suite bathroom and benefits from the same stunning countryside views. The remaining bedrooms are served by a stylish family bathroom, complete with a bath-tub, separate shower cubicle, and contemporary fittings, ensuring comfort and convenience for all residents. Throughout the property, high-quality materials and a neutral colour palette create a sense of cohesion and sophistication, while thoughtful touches such as underfloor heating (where specified) and energy-efficient double glazing enhance the overall living experience. Additional features include a spacious double garage (providing secure parking and storage), as well as a practical internal layout that maximises both space and functionality.

This outstanding home is ideally suited for modern family life, offering a blend of comfort, style, and practicality in a sought-after village location. The property is situated close to excellent local amenities, reputable schools, and convenient transport links in the form of the M1 and M6, making it an ideal base for commuters and families alike. With its generous proportions, high specification finishes, and flexible accommodation, this five-bedroom detached house represents a rare opportunity to acquire a truly special home that is ready to move into and enjoy. Early viewing is highly recommended to fully appreciate the quality and versatility on offer.



### Ground Floor

Approx. 102.4 sq. metres (1102.0 sq. feet)



### First Floor

Approx. 103.5 sq. metres (1114.6 sq. feet)



Total area: approx. 205.9 sq. metres (2216.6 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.



## Andrew Granger & Co (Part of Sheldon Bosley Knight)

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### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.