

# Mount Pleasant Church Lane, South Kilworth

**£400,000**

ANDREW GRANGER & CO

Part of SHELDON BOSLEY KNIGHT LAND AND PROPERTY PROFESSIONALS







# Mount Pleasant Church Lane

South Kilworth, Lutterworth

Detached three-bedroom bungalow in South Kilworth, with a south-facing garden, garage, ample parking and scope for improvement. No onward chain.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- No Onward Chain in a Highly Regarded Village Location
- Attractive Detached Bungalow Set Within a Private, Set-Back Position
- Three Well-Proportioned Bedrooms Offering Flexible Living Space
- Spacious Sitting Room Enjoying Views Across the Rear Garden
- Well-Equipped Kitchen/Breakfast Room
- Generous South-Facing Rear Garden Plus Substantial Additional Side Garden
- Separate Utility Room with WC and Excellent Potential to Reconfigure
- Ample Driveway Parking and Attached Garage







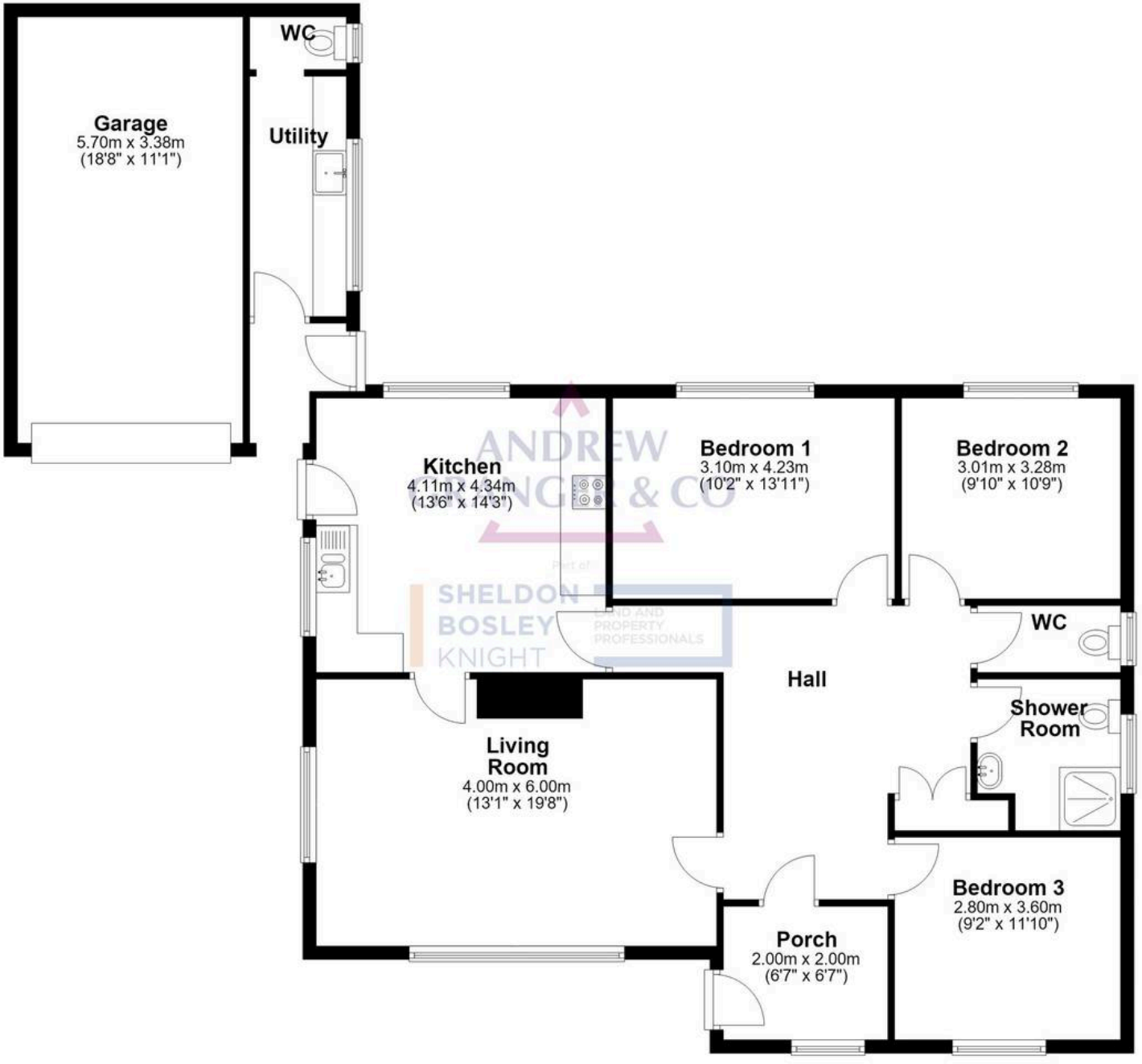






# Ground Floor

Approx. 135.2 sq. metres (1455.1 sq. feet)



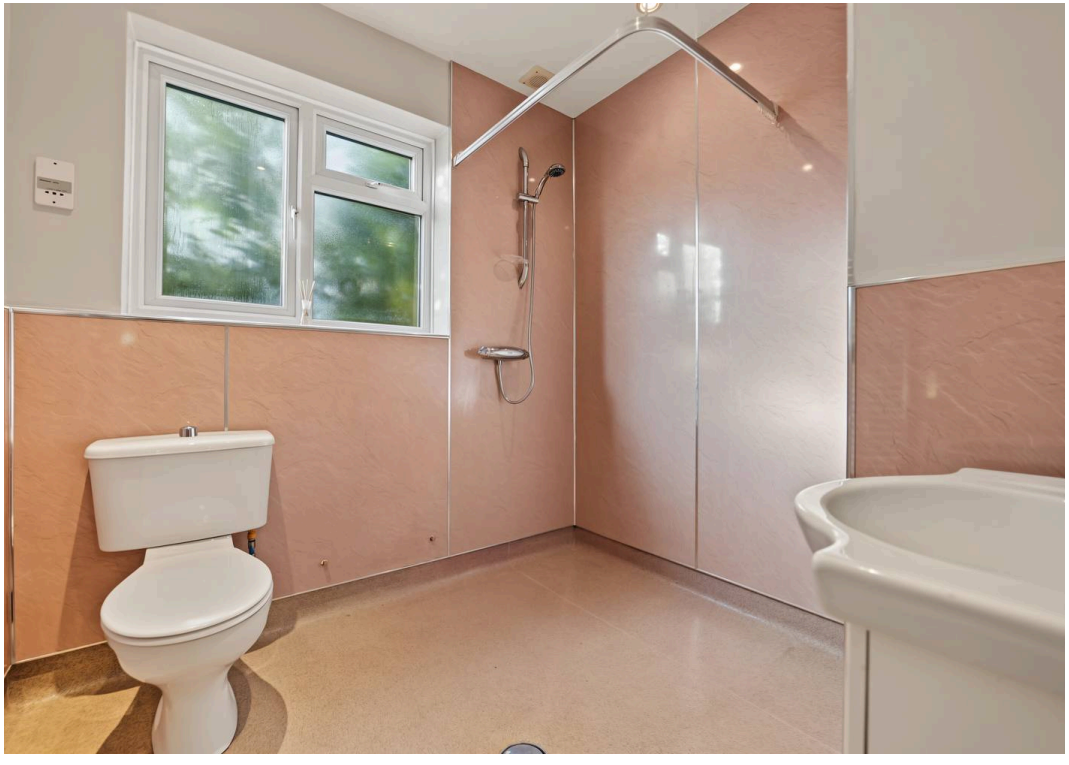

Total area: approx. 135.2 sq. metres (1455.1 sq. feet)

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. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

**Future Development & Planning:**
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.