



NO.18 KING STREET, SEAGRAVE, CHARNWOOD

*OFFERS IN EXCESS OF: £575,000*





King Street is an attractive four-bedroom detached home offering approximately 1,800 sq. ft. of versatile accommodation, set on a generous plot within the highly desirable village of Seagrave. With elevated frontage views across the village, a double garage, two reception rooms and a refurbished living kitchen, the property combines flexible family living with a peaceful village setting.





Internally, the property is entered via a welcoming entrance hall which sets the tone for the accommodation and includes a convenient guest WC. The ground floor offers two well-proportioned reception rooms, including a front-facing lounge featuring a neat electric log burner that provides both warmth and a cosy focal point to the room. A second versatile reception room offers excellent flexibility and would be ideal for use as a home office, snug, playroom, or additional sitting room.







At the heart of the home lies the refurbished living kitchen diner, a bright, sociable, and highly functional space designed with modern family living and entertaining in mind. The beautifully designed kitchen combines style with practicality, offering ample storage, generous work surfaces, and a layout perfectly suited to everyday living as well as hosting family and friends.

To the first floor, the property offers four well-proportioned double bedrooms,





providing excellent flexibility for modern family living. The principal bedroom forms a comfortable primary suite, complete with its own en-suite shower room. A generous second bedroom is particularly light-filled, creating a bright and inviting space. The third bedroom would work equally well as a guest room or additional home office, while the fourth bedroom is currently utilised as a guest room and home gym, highlighting the versatility of the accommodation.

The family bathroom is of a generous size and finished in a clean, neutral style. It is fitted with a shower over bath, WC and wash basin, creating a practical and well-presented space





to serve the household.





Externally, the property continues to impress. The rear garden is a particular highlight, providing a generous and private outdoor space that is perfect for relaxing, socialising, and entertaining, and will be especially appealing to growing families. To the front, the property enjoys an elevated position with pleasant views across the village, while off-road parking leads to an integral double garage, offering excellent storage and practicality.

Offering a combination of location, space and adaptable accommodation, Number 18 King Street represents an excellent opportunity to enjoy relaxed village living within one of Leicestershire's most charming and well-connected communities.

Seagrave is long regarded as one of Charnwood's most sought-after villages, celebrated for its picturesque streets, surrounding countryside and strong sense of community. While the village retains a distinctly rural charm, it is well connected to neighbouring villages and larger towns, offering the perfect balance between tranquillity and convenience. Local amenities are intentionally limited, including the well-regarded White Horse public house, Seagrave Primary School (rated 'Good' by Ofsted) and the parish church, with further facilities available in nearby Sileby and Barrow upon Soar. Sileby Train Station, approximately two miles away, provides convenient commuter links to surrounding towns and cities.



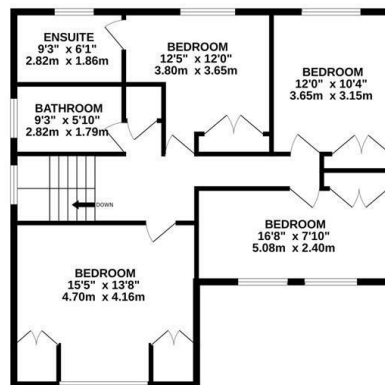
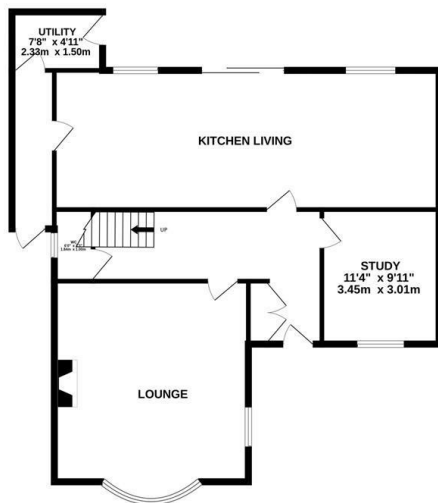
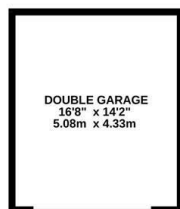
# KEY FEATURES:

- Four-bedroom detached home
- Refurbished living kitchen diner
- Two reception rooms with versatile layout
- Double garage and off-road parking
- Generous rear garden ideal for entertaining
- Sought-after village location in Seagrave

**BASEMENT**  
237 sq.ft. (22.0 sq.m.) approx.

**GROUND FLOOR**  
1026 sq.ft. (95.3 sq.m.) approx.

**1ST FLOOR**  
863 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA : 2125 sq.ft. (197.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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4



2



3



1797.59 sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

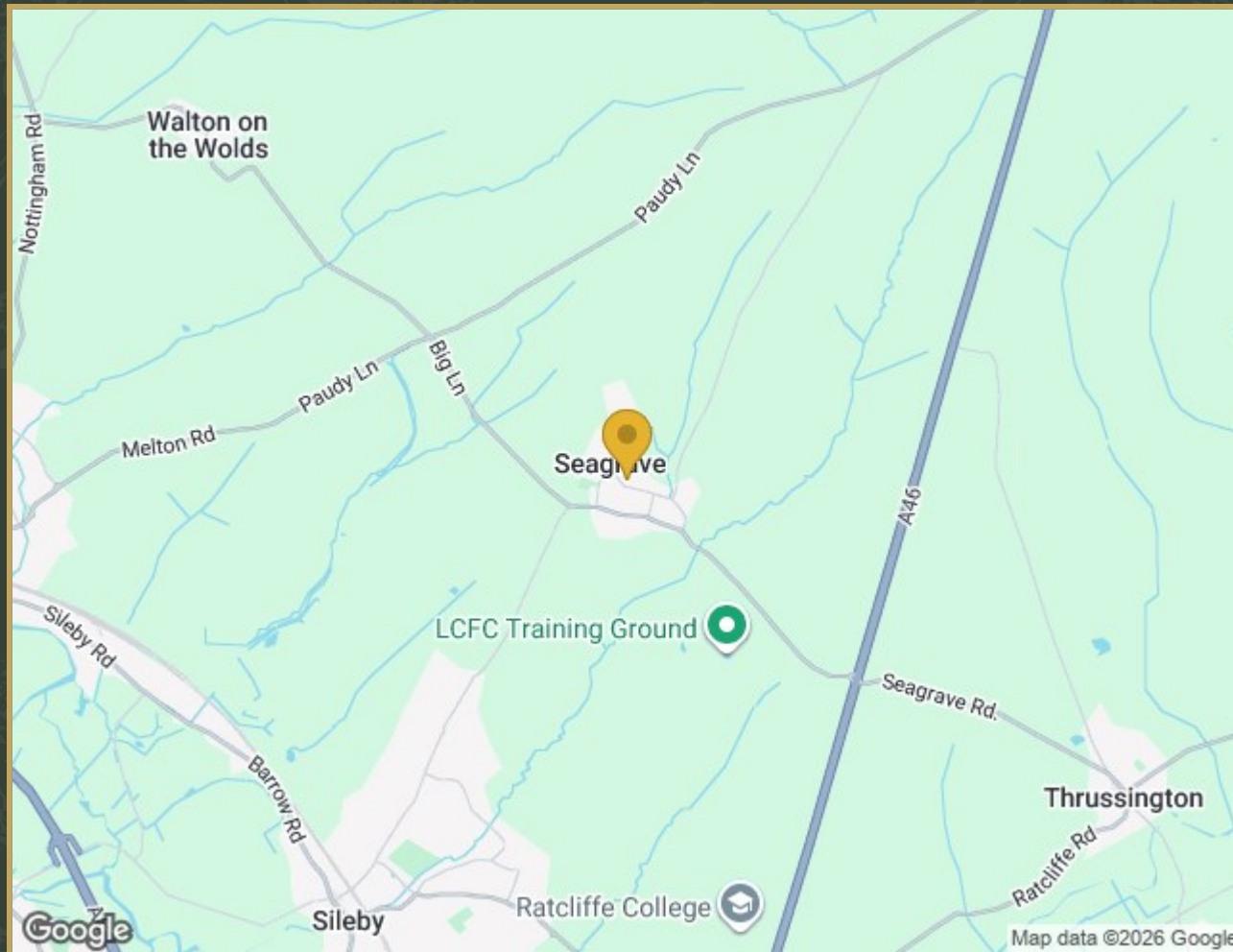
78

69





# Property Location



18 King Street, Seagrave, LE12 7LY

