



# READINGS

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Elliot Close

Kibworth Beauchamp, Leicester, LE8 0EZ

**Price Guide £315,000**



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## Elliot Close

Kibworth Beauchamp, Leicester,  
LE15 8NF

Looking for a family home that's ready for you to move into? This modern detached property, offered with no onward chain, is sure to capture your attention!

Step inside to find a well-maintained home with an entrance hall, handy downstairs toilet and a spacious open-plan lounge/dining room that flows beautifully into a conservatory—a perfect spot to enjoy the garden all year round. The breakfast kitchen is generously sized, offering ample storage and space for a table.

Upstairs, you'll find three bedrooms, including a main bedroom with its own en-suite shower room, plus a separate family bathroom. Outside, there's an attractive enclosed rear garden, driveway and a garage to the side, along with a neat garden at the front.

This property has been lovingly cared for and is priced competitively to sell. Don't miss your chance to make this your home—arrange a viewing today before it's snapped up!





### Property Information

Tenure: Freehold

Local Authority: Harborough

Council Tax Band: D

Type of Construction: Standard

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: No risk

The property is being with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

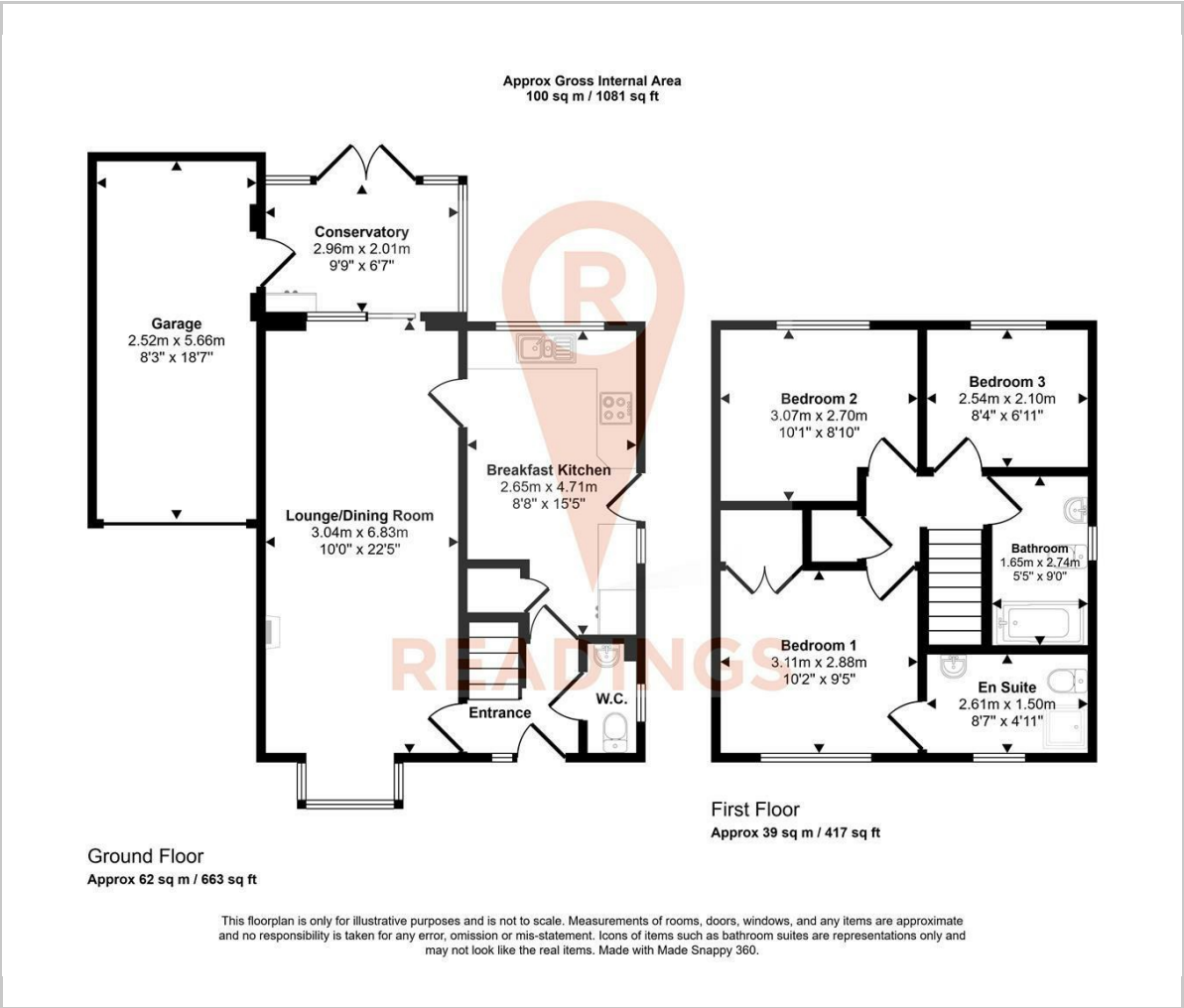
### Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

### Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

