



## Kibworth Road, Fleckney

In Excess of £225,000

A charming two-bedroom Victorian terraced home set in a beautiful village location in Fleckney, offering a cosy living room, stylish dining kitchen, driveway parking and a low-maintenance rear garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





#### **Entrance Area**

Entered via a double-glazed front door, and features cloak pegs, wood-effect flooring, and stairs providing access to the first-floor landing

#### **Living Room**

17' 11" x 10' 10" (5.46m x 3.31m)

(minimising to 2.46m) A light and airy living room boasting plenty of natural light through the double-glazed window to the front elevation; it includes a built-in cupboard, a television point, and a radiator.

#### **Dining Kitchen**

17' 11" x 8' 6" (5.45m x 2.59m)

(minimising to 2.51m) A stylishly appointed fitted dining kitchen with natural light from the double-glazed window to the front elevation, wood-effect tiled flooring, a range of grey gloss base and wall units with wood-effect laminated work surfaces, a stainless steel sink drainer with mixer tap, integrated appliances include an inset four-ring gas hob and oven with extraction hood over, space for a free-standing fridge freezer, plumbing for a washing machine, double-glazed door provides views and access to the rear garden. and a radiator.



## Landing

### Bedroom One

11' 7" x 9' 9" (3.52m x 2.97m)

A beautifully decorated principal bedroom with a double-glazed window to the front elevation, a pair of built-in wardrobes, a television point, and a radiator.

### Bedroom Two

9' 9" x 6' 5" (2.97m x 1.96m)

Features a double-glazed window to the front elevation, a built-in over-stairs cupboard, and a radiator.

### Bathroom

6' 4" x 4' 10" (1.94m x 1.47m)

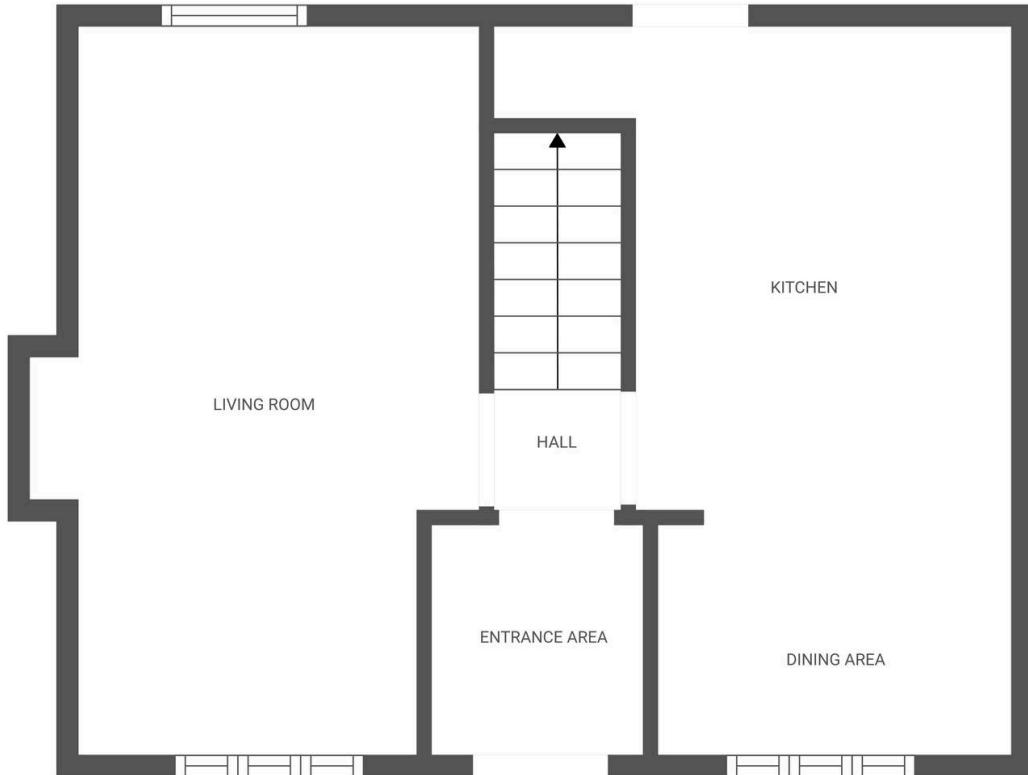
Features a double-glazed window to the rear elevation, a bath with a mixer shower tap over, a low-level WC, a wash hand basin, tiled splashbacks, and a radiator

### Rear Garden

Low-maintenance rear garden with patio, AstroTurf, and fenced borders.

### Driveway

A gravel driveway with capacity for approximately 2 vehicles.



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