

JAMES SELICKS

BROMLEY'S YARD

10A WEIR ROAD
KIBWORTH BEAUCHAMP
LEICESTERSHIRE LE8 0LP

GUIDE PRICE: £850,000





Built in 2005 to exacting standards, Bromley's Yard is a unique, detached home with exposed oak beams and flooring throughout, an impressive vaulted living kitchen and spacious, versatile living accommodation over two floors. Set back from the road, a driveway provides ample off street parking and access to a detached double garage with a studio above, whilst to the rear are beautiful south-facing gardens. The property is offered with no upward chain.

Reception hall • ground floor shower room • study • sitting room • dining kitchen • utility • master bedroom • en-suite • two further bedrooms • bathroom • shared & private driveways • detached double garage with studio above • lawned rear gardens • summerhouse • greenhouse • shed • vegetable garden • patio & gravelled entertaining areas • EPC - C

Location

The property is located within walking distance of the thriving village centre of Kibworth, popular with young families and retired couples alike because of a strong community spirit centred around sporting and recreational facilities such as cricket, golf, bowls and tennis clubs. There is a GP surgery, shops, a delicatessen, popular public houses and restaurants within the village, plus local country footpaths for scenic walks, open spaces, playgrounds, tennis courts and a MUGA. Excellent schooling is available within the village, and in the private sector within the neighbouring village of Great Glen. Market Harborough, some five miles to the south offers an even wider range of facilities and a mainline rail connection to London St. Pancras in under an hour.

Accommodation

A solid oak front door leads into a spacious reception hall with exposed beams and oak flooring, housing a return staircase to the first floor, cloaks, boiler, understairs cupboards and an external door. A shower room provides a shower cubicle, low flush WC and a pedestal wash hand basin and has a window to rear, ceiling spotlights, a heated chrome towel rail, part tiled walls and tiled floor. The study has a window to the side, ceiling spotlights and oak flooring. Double wooden doors lead into the beautiful sitting room, enjoying an abundance of natural light by virtue of windows to three elevations overlooking the garden. This room has an exposed ceiling beam, oak flooring and a feature Inglenook with an oak mantel beam housing a cast iron gas log burner on a tiled hearth. The stunning dining kitchen is a truly fantastic space, with a vaulted ceiling with oak beamwork, full height windows and two sets of French doors leading onto the garden, part oak and part tiled flooring. The kitchen boasts an excellent range of eye and base level units, display cabinets and soft-closing drawers with Corian preparation surfaces, twin Corian sinks and double Aga with an electric hob, Neff oven, Meile dishwasher, double integrated fridge and an island unit with oak top providing further storage, a drinks cooler and breakfast bar space. A utility room with a window and stable door to the rear provides a good range of eye and base level units with worktops over, a one and a quarter stainless steel sink and drainer unit, space and plumbing for an automatic washing machine and tumble dryer, tiled flooring.

The return staircase has a window to the rear and leads to a galleried landing with a window to the front, a storage cupboard and an exposed beam. The master bedroom has three windows overlooking the garden, exposed oak beams and an en-suite with a window to the side, a panelled bath, a corner shower cubicle, low flush WC, pedestal wash hand basin, part tiled walls and heated chrome towel rail. Bedroom two has windows to the front and eaves storage. Bedroom three has windows to the side and built-in wardrobes. The bathroom has a Velux window to the rear, a shaped shower bath, low flush WC, a pedestal wash hand basin, part tiled walls and a chrome heated towel rail.





Outside

The property is approached via a shared gravelled driveway, a five-bar gate and a personal gate leading to a private gravelled driveway providing car standing for several vehicles and giving access to a detached double garage with twin electric up over doors, power and lights and an oak staircase leading to a studio above, with a window overlooking the garden. Steps lead down to lawned gardens with mature borders, gravelled pathways, a wooden summerhouse with a thatched roof, a greenhouse, garden shed and vegetable garden with raised vegetable boxes, hedged and walled boundaries. A paved pathway leads to the front door and a patio entertaining area in front of the kitchen. Side access leads to a pretty, rear kitchen garden with steps up to a further gravelled entertaining area with raised beds and fenced boundaries.

Tenure: Freehold.

Listed Status: None.

Conservation Area: Kibworth Beauchamp.

Local Authority: Harborough District Council, **Tax Band:** G

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: fibre, 150mbps.

Non-standard construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: Has access to shared driveway owned by Neighbour.

Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: two-storey property, no modifications made.

Planning issues: None our Clients are aware of.









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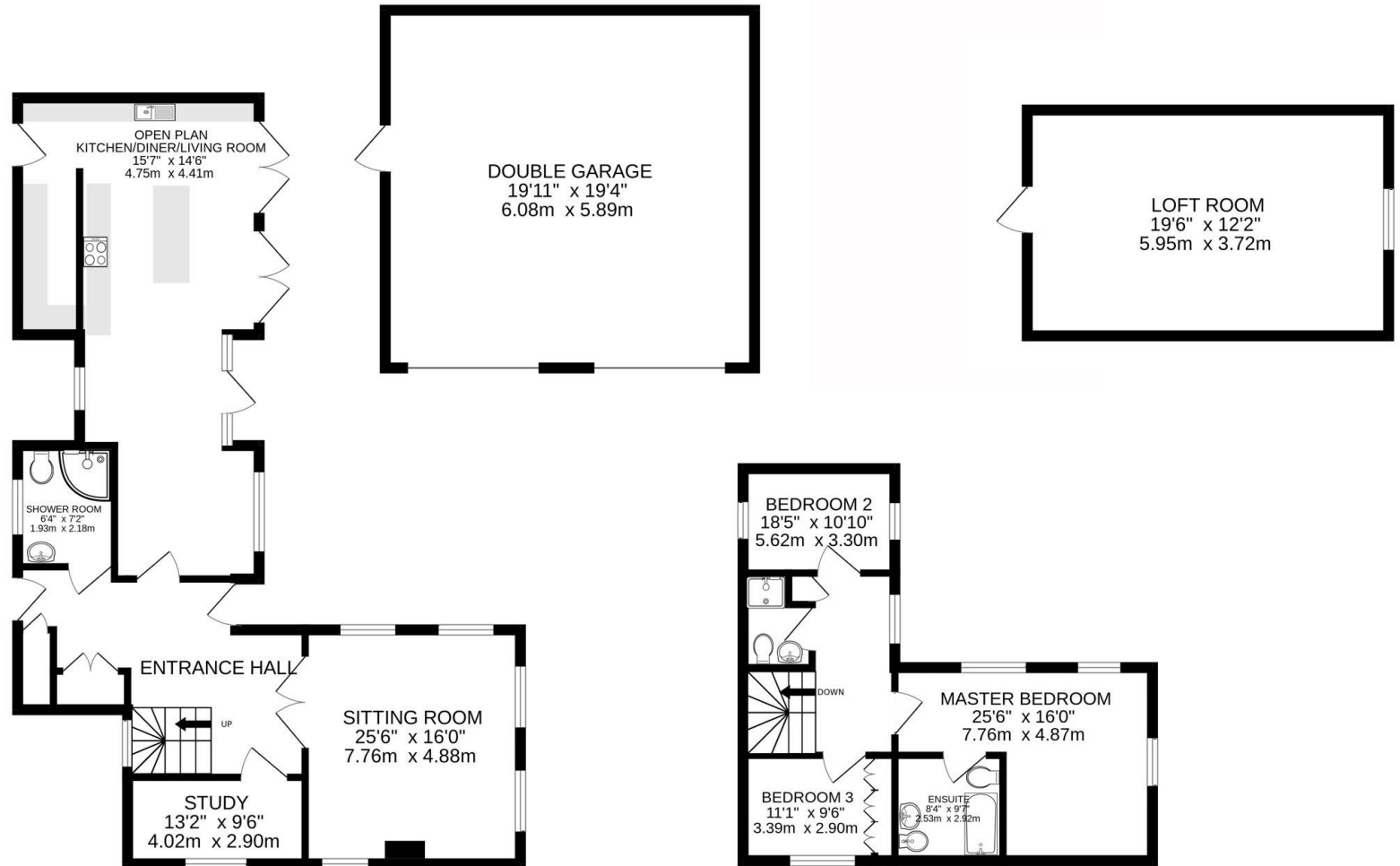
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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Bromleys Yard, 10a Weir Road, Kibworth Beauchamp, Leicestershire LE8 0LP

Total Approximate Gross Internal Floor Area = 2,454 SQ FT / 228 SQ M

Measurements are approximate.
 Not to scale.
 For illustrative purposes only.

