

FLOOR PLAN

DIMENSIONS

Entrance Hall

Living Room  
17'5 x 10'06 (5.31m x 3.20m)

Kitchen  
9'2 x 8'5 (2.79m x 2.57m)

Downstairs WC

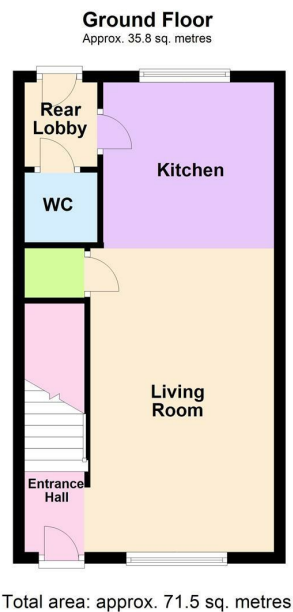
Rear Lobby

Upstairs Landing

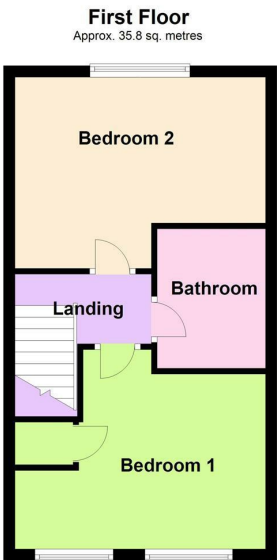
Bedroom One  
13'8 x 11'3 (4.17m x 3.43m)

Bedroom Two  
13'9 x 10'11 (4.19m x 3.33m)

Family Bathroom  
7'1 x 8'0 (2.16m x 2.44m)



Total area: approx. 71.5 sq. metres



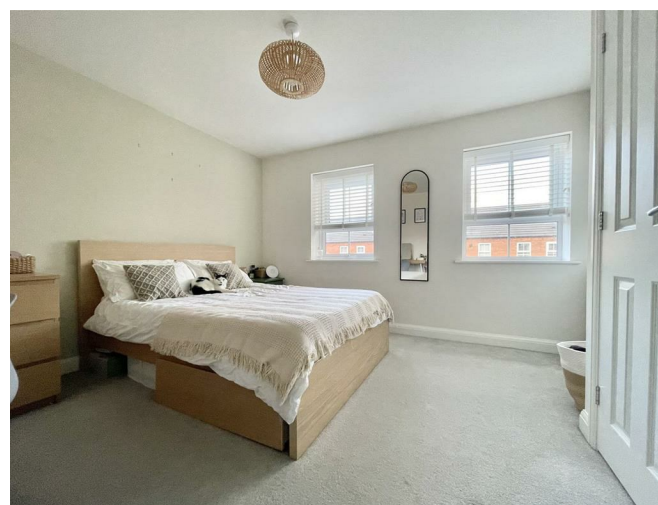
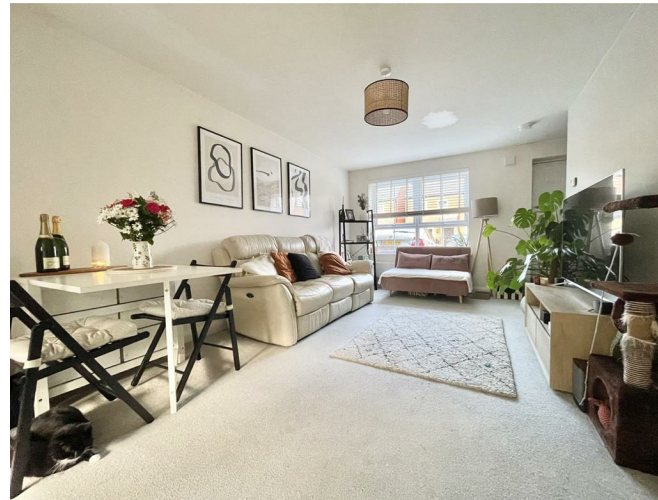
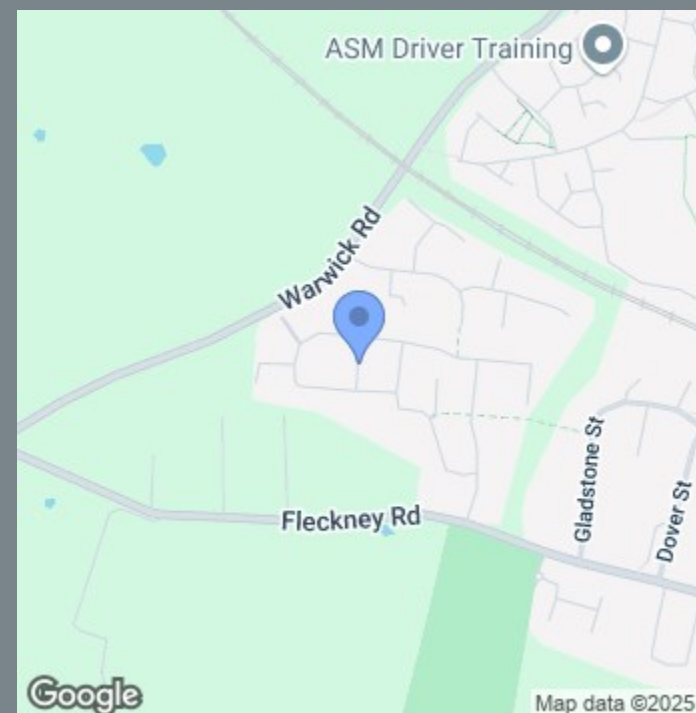


## OVERVIEW

- Two Double Bedrooms
- Family Bathroom
- Downstairs WC
- Parking Space For Two Cars
- Secure & Enclosed Rear Garden
- 75% Shared Ownership - Can staircase to 100% (£225,000 )
- No Onward Chain
- EPC Rating - B
- Council Tax Band - B
- Leasehold Property - 125yrs remaining

## LOCATION LOCATION....

Lapwing Lane in Kibworth Beauchamp is a peaceful residential area in a charming Leicestershire village. Kibworth itself offers a blend of historic character and modern convenience, with a friendly community, local shops, and good transport links. The village has a mix of traditional and newer homes, with green spaces and countryside nearby, making it a desirable place for families and professionals. The area has a strong sense of community, good schools, and easy access to Market Harborough and Leicester.



## THE INSIDE STORY

*A fantastic opportunity to step onto the property ladder with this stylish and contemporary two-bedroom terraced home. Ideal for first-time buyers, this well-presented property offers modern living in a sought-after location.*

*As you enter through the hallway, you're welcomed into a spacious open-plan living area with useful under-stairs storage. The well-equipped kitchen features fitted appliances, ample worktop space, and a view of the rear garden. A convenient downstairs WC and rear lobby provide access to the garden.*

*Upstairs, you'll find two generous double bedrooms and a modern family bathroom, complete with a bath, shower over, WC, and sink.*

*The secure rear garden boasts a slabbed patio and a neatly maintained lawn, perfect for outdoor relaxation. To the front, the property benefits from two dedicated parking spaces.*

*A must-see home for those looking for comfort, convenience, and affordability.*

