



78 Barnards Way,  
Kibworth Harcourt,  
Leics, LE8 0RS





£294,000

#### GENERAL

A stylish and well-appointed end town house situated on the edge of this popular Kibworth Harcourt development. The accommodation briefly comprises on the ground floor, an entrance hall with stairs rising to the first floor, study, cloakroom and dining kitchen. On the first floor there is a sitting room and master bedroom with en-suite and to the second floor there are two further bedrooms and a bathroom. There is an enclosed garden to the rear and to the front of the property there is a drive leading to the single garage.

#### LOCATION

The property is located in the highly regarded village of Kibworth Harcourt. There is an excellent range of facilities including two health centres, dentists, churches, public transport, shops, restaurants, sports clubs (tennis, football, cricket, golf and bowls), a nursery, pre-schools, a primary school and high school. The village is also within easy reach of some of south Leicestershire's most attractive countryside. There are more comprehensive amenities in Market Harborough to the south and Leicester to the north and mainline train services are available from both of these locations. The journey time from Market Harborough station to London St Pancras International is approximately one hour.

#### THE HOUSE

The accommodation is arranged over three floors as follows. Front door opening into entrance hall.

#### ENTRANCE HALL

Door to Cloaks Cupboard also housing the 'Logic' gas central heating boiler.



### STUDY

9'4" x 6'1"

Central heating radiator.

### CLOAKROOM

White suite comprising pedestal wash hand basin, low level w.c. central heating radiator.

### DINING KITCHEN

14'4" x 12'9"

The kitchen area is fitted with a range of wall and base units, laminate worksurface inset with a one and a half bowl stainless steel sink unit with mixer tap. Integrated appliances include a four ring gas hob with stainless steel splashback, electric oven below and extractor fan in stainless steel canopy above. Space for fridge/freezer and space and plumbing for an automatic washing machine. In the dining area there are French doors opening onto the rear garden. Central heating radiator. (Max measurements inc stair bulkhead).

### ON THE FIRST FLOOR

From the entrance hall, stairs rise to the first floor landing.

### FIRST FLOOR LANDING

Central heating radiator and stairs rising to second floor.

### SITTING ROOM

12'9" x 12'7" red to 9'4"

Double windows to the front and two central heating radiators.

### MASTER BEDROOM

12'10" x 9'10"

Overlooking the rear garden. Bank of fitted wardrobes with kneehole dressing table to the side. Central heating radiator.

### EN-SUITE

White suite comprising double shower cubicle, pedestal wash hand basin, low level w.c, shaver point and central heating radiator.

### ON THE SECOND FLOOR

Stairs rise to the second floor landing and doors to the remaining accommodation.

### BEDROOM TWO

10'9" x 12'9" max

Fitted wardrobes, loft access hatch, central heating radiator and an additional cupboard housing the hot water system. (Measurements include the fitted wardrobes. Some restricted headroom).

### BEDROOM THREE

10'10" x 8'1" max

Bank of fitted wardrobes, central heating radiator and skylight window. (Measurements include the fitted wardrobes. Some restricted headroom).

### BATHROOM

White suite comprising panelled bath, low level w.c. pedestal wash hand basin, tiled splashback, shaver point. Central heating radiator.

### OUTSIDE

There is a planted fore-garden, driveway to SINGLE GARAGE with up and over door. Side access leads to the rear garden. The Garage is Leasehold - 99 years from 1 January 2012

### REAR GARDEN

There is a paved patio area adjoining the rear of the property. The remainder of the garden is mainly laid to lawn with timber fencing.

### COUNCIL TAX

Council Tax Band D. Harborough District Council.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	













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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