



30 Longbreach Road,
Kibworth Harcourt,
Leics, LE8 0SQ



£450,000

GENERAL

A contemporary family house offering a well-planned layout that works extremely well for modern family living. The accommodation briefly includes on the ground floor, a wonderful living kitchen with doors opening onto the garden, a large well proportioned sitting room and home office. On the first floor, there are four bedrooms all of which are doubles with an en-suite to the master bedroom and a family bathroom. There is a pretty rear garden, detached single garage and off road parking to the side of the property.

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 two floors as follows. Front door opening into reception hall.

RECEPTION HALL

Stairs rising to first floor, central heating radiator. Door to cloakroom.

CLOAKROOM

Low flush lavatory, wash hand basin. Central heating radiator. Door to understairs storage cupboard.

SITTING ROOM

19' x 12'2" into bay

With bay window and two central heating radiators.

HOME OFFICE

9'5" x 7'8"

A good sized home office with central heating radiator.

LIVING KITCHEN

20'2" x 14'2" red to 11'3"

Fitted with a comprehensive range of fashionable white high gloss base and wall units. It should be noted that the kitchen has an "AEG" double oven, a six ring gas hob with extractor over, fitted dishwasher and fridge freezer. French doors to the garden. Tiled flooring and tiling to splashback areas. Central heating radiator.

UTILITY

8'5" x 5'1"

Base units. Single drainer sink unit.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the first floor landing.

GALLERIED LANDING

Doors to the bedrooms and bathroom.

MASTER BEDROOM

13' x 12'2"

Fitted wardrobes, central heating radiator and door to en-suite.

EN-SUITE

Suite comprising a double shower enclosure, pedestal wash hand basin, low flush lavatory and ladder style towel rail.

BEDROOM TWO

12'7" x 10'2"

Overlooking the garden. Fitted wardrobes and central heating radiator.

BEDROOM THREE

13'4" x 9'6"

Central heating radiator. Fitted wardrobe.

BEDROOM FOUR

10'2" x 7'6"

Overlooking the garden. Central heating radiator. Fitted wardrobe.

FAMILY BATHROOM

Fitted with a white suite comprising a panel enclosed bath, low flush lavatory, pedestal wash hand basin, shower enclosure, tiling to splashbacks and central heating radiator.

OUTSIDE

There are some mature plants to the front of the property. A drive leads down to the side of the property to the DETACHED SINGLE GARAGE with up and over door.

REAR GARDEN

Mainly laid to lawn with patio area adjoining the rear of the house. Gated access to the drive and part timber fenced boundary.

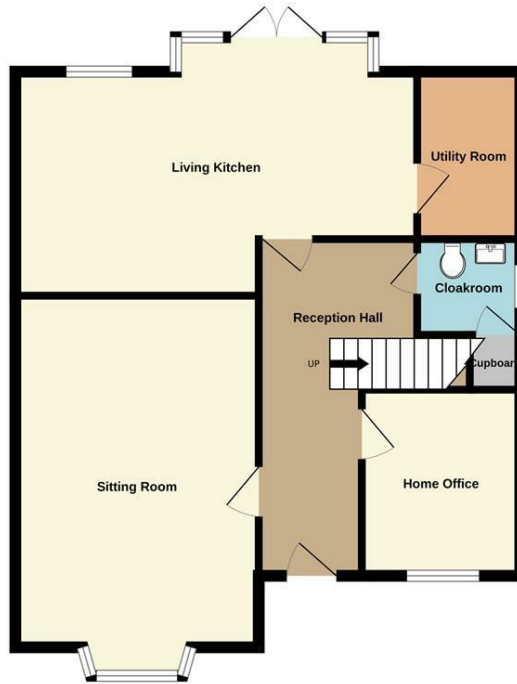


Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

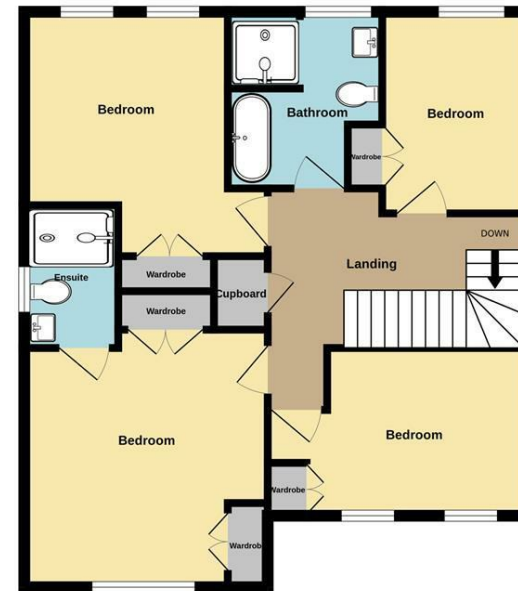




Ground Floor



1st Floor



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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