



59 Weir Road,
Kibworth Beauchamp,
Leics, LE8 0LQ



£255,000

GENERAL

An impressive semi detached house with considerable potential and large rear garden. No. 59 Weir Road is well located within the popular village of Kibworth and a short walk from the centre. There is potential to further develop the property, subject to the usual consents being applied for. The accommodation briefly includes on the ground floor, an entrance hall, sitting room, an open plan dining kitchen and shower room. On the first floor there three bedrooms. There is one off road parking space and a generous fore-garden. The property is being sold with no upward chain.



LOCATION

The property is located in the highly regarded village of Kibworth Beauchamp. 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, understairs storage, tiled finish to floor. Central heating radiator.

SITTING ROOM

12' x 11'
A delightful room with central heating radiator.

DINING ROOM

10'5" x 10' max
A lovely light room sliding patio doors opening onto the garden, central heating radiator and opening into the kitchen.

KITCHEN

11' x 6'8"
A good working kitchen fitted with a comprehensive range of base and wall units incorporating a single oven and four ring gas hob with extractor over. There is single

drainer sink unit, plumbing for a washing machine, and tiled finish to floor. Door to rear hall.

REAR HALL

With back door to the garden. Counter top with space and plumbing?? for a further appliance. Back door to the garden.

SHOWER ROOM

7'9" x 5'9"
Fitted with a large walk in shower enclosure, low flush lavatory, wash hand basin, tiling to the floor and splash back areas. Central heating radiator.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

FIRST FLOOR LANDING

The landing is a good size. There is a linen cupboard, central heating radiator and doors to the bedrooms.

BEDROOM ONE

11'2" x 11'1"
Overlooking the garden. Central heating radiator.

BEDROOM TWO

10'1" x 10' max
Overlooking garden. Central heating radiator.

BEDROOM THREE

8' x 7'6"
Central heating radiator.

OUTSIDE

To the front of the house there is a single parking space and a raised garden which is part slabbed.

THE MAIN GARDEN

The rear garden is of a really good size and offers

immense potential. There is a garden store and a patio immediately to the rear of the house. The remainder is laid to lawn.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		62	
(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



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