



The Old Orchard 9 Main Street,  
Kibworth Harcourt,  
Leics, LE8 0NR









£645,950

### GENERAL

The Old Orchard is an impressive property on an exceptional plot in an exclusive development set well back from the Main Street. The bungalow has been much improved by the present owners over recent years in a smart and contemporary style. There is approx 1600 sq ft of accommodation briefly including a wonderful living kitchen with 'Miele' appliances, a glorious sitting room opening onto the courtyard garden and conservatory. There are three double bedrooms with an en-suite to the master. It should be noted that all the bathrooms have been refitted with "Villeroy & Boch" fittings. Outside, there is a double garage. To the West of the bungalow are beautiful well established gardens and to the south, there is a courtyard with ornamental pool and impressive tiered garden.



## LOCATION

The property is located in the highly regarded conservation village of Kibworth Harcourt. There is an excellent range of facilities in neighbouring Kibworth Beauchamp 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 (Ofsted Outstanding) 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 on the faster service.

## THE BUNGALOW

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

## ENTRANCE HALL

With wood effect floor and opening into reception hall.

## RECEPTION HALL

16'2" max x 14' max

This is a wonderful space with sliding patio doors opening into the courtyard garden. There is a study area and two central heating radiators.

## CLOAKROOM

Low flush lavatory with Gerberit flush system, wash hand basin.

## SITTING ROOM

15'8" x 15'

A glorious light room with two sets of patio doors opening into the courtyard garden. There is an open fireplace and two central heating radiators.

## LIVING KITCHEN

24'7" x 15'3"

The living kitchen is very much the heart of the bungalow.

## KITCHEN AREA

The kitchen area is fitted with an extensive range of base and wall units with high gloss fronts and a large central island. There are some impressive integrated appliances by 'Miele' including an induction hob, fridge/freezer, single oven and microwave combination oven. A wine fridge is fitted into the central island where there is further storage and a breakfast bar. There is plumbing for both a dishwasher and washing machine.

## DINING AREA

With a door to the courtyard garden and French doors into the conservatory.

## CONSERVATORY

12' x 10'

With wood effect floor and French doors opening onto the garden.

## REAR HALL

Door to reception hall. Opening off the rear hall are doors to the bedrooms.

## BEDROOM ONE

15'1" x 11'4"

A delightful room with sliding patio door opening into garden. Central heating radiator and door to en-suite.

## EN-SUITE

A luxurious en suite with large walk in shower enclosure with rainfall and hand held shower attachment and a floating wash hand basin, bidet and low flush lavatory. There is tiling to the floor and splash back areas and a ladder style towel rail.

## BEDROOM TWO

16'7" x 11'4"

A really good size double bedroom. Central heating radiator.

## BEDROOM THREE

11'10" x 9'7"

Fitted wardrobes. Central heating radiator.

## BATHROOM

A superb family bathroom with suite comprising a panelled bath with central tap, wash hand basin set in vanity unit, low flush lavatory and ladder style towel rail.

## OUTSIDE

The property is approached along a shared drive leading to a block paved parking in front of the double garage.





COURTYARD GARDEN

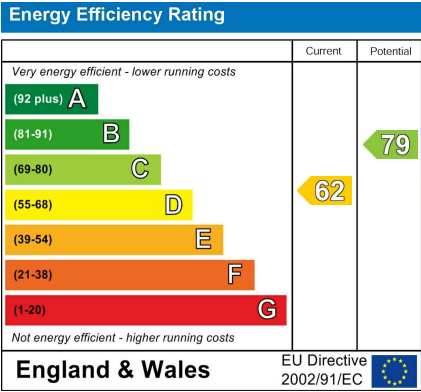
There is a lovely south facing courtyard garden with ornamental pond and tiered garden. The borders have been cleverly planted with a wide variety of perennials and annuals to provide colour through the year. There is also a further pond.

THE MAIN GARDEN

The main garden is to the West of the bungalow and is principally lawned with shaped flower and herbaceous borders including a very productive vegetable garden.

COUNCIL TAX

Harborough District Council Tax Band F.





























Ground Floor  
1593 sq.ft. (148.0 sq.m.) approx.



TOTAL FLOOR AREA : 1593 sq.ft. (148.0 sq.m.) approx.  
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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