



**FOX**  
FOR SALE  
0116 279 6543  
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PROSPECT ROAD

1 Prospect Road,  
Kibworth Beauchamp,  
Leics, LE8 0HX





£240,000

### GENERAL

A delightful detached bungalow with potential on an excellent plot close to the village centre. The bungalow briefly comprises a sitting room, two double bedrooms, a contemporary shower room and breakfast kitchen. The pretty landscaped garden is a particular feature of the property. It should be noted that there is off street parking and scope to build a garage and extend the bungalow subject to the usual consents.





## 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 BUNGALOW

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

## ENTRANCE HALL

Central heating radiator. Hatch to roof space

## SITTING ROOM

14' x 13'1"

A lovely light room. There are two central heating radiators and dimmer switch.

## BREAKFAST KITCHEN

11' x 10'1"

Overlooking the garden. Fitted with a range of fashionable base and wall units with inset sink and drainer unit. The integrated appliances include an induction hob and oven together with an integrated dishwasher. There is also plumbing for a washing machine. Door to the garden.

## BEDROOM ONE

13'1" x 12'

A beautifully decorated room with fitted cupboard. Central heating radiator.

## BEDROOM TWO

10'10" x 10'

Overlooking the garden with fitted cupboard. Central heating radiator.

## SHOWER ROOM

Double sized shower enclosure, low flush lavatory, wash hand basin with tiled finish to floor. Central heating radiator.

## OUTSIDE

There is a small foregarden. There is also a vehicular access to the side, which has been blocked by the current owners, leading onto a private drive.


## THE REAR GARDEN

The generous rear garden has been landscaped and is a particular feature of the property. The garden is partly lawned to one side with a stoned seating area beneath a timber pergola with a walkway leading up to a further terraced area ideal for dining and entertaining. A timber shed is also included in the sale.

## COUNCIL TAX BAND

Harborough D.C. tax band D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		48
(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 



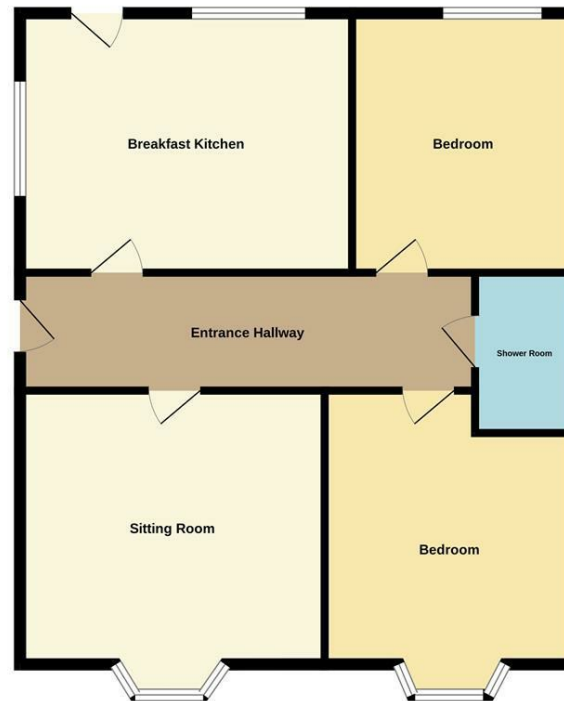








Ground Floor



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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