



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	



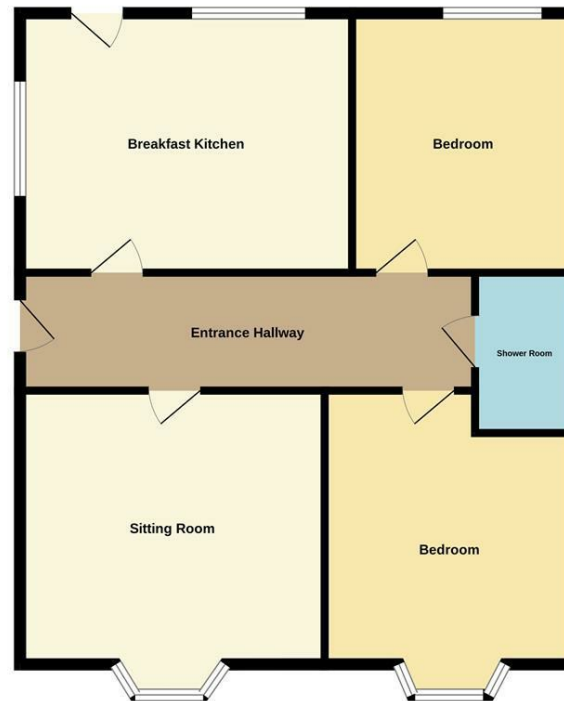








Ground Floor



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.  
Made with Metropack v2024.



**Important Notice:** Fox Country Properties Limited, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF  
Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS  
Sales: **0116 2796543**

[foxcountryproperties.co.uk](http://foxcountryproperties.co.uk)