



9 Ridley Lane,  
Kibworth Beauchamp,  
Leics, LE8 0QZ





£475,000

### GENERAL

An impressive contemporary family house in a prime cul de sac location and just a short walk from Kibworth village centre. Ridley Lane is a private road for residents only. The accommodation is centred on the wonderful open plan living kitchen which has two sets of French doors opening onto the garden. There is also an elegant sitting room with large bay window and cloakroom. On the first floor, there are four bedrooms with an en-suite to the master and a luxurious family bathroom. To the front of the property there is a manicured garden with path to the front door. The main garden at the rear is South facing which is mainly laid to lawn. A gate to the rear opens onto the two dedicated parking spaces.

### 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 under an hour.

### THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

### RECEPTION HALL

Tiled floor and door to cloakroom. Central heating radiator.



### CLOAKROOM

Low flush lavatory, wash hand basin. Central heating radiator.

### SITTING ROOM

21'1" x 11'

An elegant room flooded with light through the four windows, one of which is a deep bay to the front with large sill. The focal point is the wood burning stove set on a polished granite plinth with timber mantel. Two central heating radiators.

### LIVING KITCHEN

19'5" x 17'6"

An exceptional room which is very much of the heart of the house. The kitchen area is fitted with a comprehensive range of base and wall cabinets with high gloss fronts, polished granite work surfaces, concealed lighting and an inset sink and drainer unit. There is a generous range of integrated appliances which include two "Siemens" ovens, one of which has a warming drawer and a dishwasher. There is a large island with breakfast bar, induction hob with extractor over and a wine rack. There is tiled flooring, inset ceiling spotlights, two central heating radiators and two sets of French doors opening onto the garden.

### UTILITY ROOM

8'6" x 5'3"

With fitted base and wall units with plumbing for washing machine.

### ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

### FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms and bathroom.

### MASTER BEDROOM

12' x 9'

A delightful bedroom with central heating radiator and door to the en suite.

### EN-SUITE

There is a double sized shower enclosure with rainfall and hand held shower attachments, a floating wash hand basin with back lit mirror above, tiled finish to floor and low flush lavatory. Chrome ladder style towel rail.

### BEDROOM TWO

12'3" x 9'6"

There is a fitted wardrobe and eaves storage cupboard. Central heating radiator.

### BEDROOM THREE

15'1" x 8'3"

Bank of fitted wardrobes. Central heating radiator.

### BEDROOM FOUR

16'3" x 8'2"

A bank of wardrobes runs the full length of one wall with high gloss fronts. Central heating radiator. (measurements include the wardrobes).

### FAMILY BATHROOM

Suite comprising a panelled bath with rainfall shower and folding screen. There is a floating wash hand basin with mirror over and electric shaver point. Low flush lavatory and chrome ladder style towel rail.

### OUTSIDE

There is a small foregarden and path leading to the front door.

### THE MAIN GARDEN

The garden is a real sun trap as it's South facing. The garden is mainly laid to lawn with some raised sleeper beds. Adjoining the house is a patio which is a perfect spot for outdoor dining. A timber shed is included in the sale.

A path leads from the house to a gate opening out onto two tandem car parking spaces.

### ELECTRIC CAR CHARGING POINT

There is an Anderson A2 Electric Car Charger Point.

### COUNCIL TAX BAND

Harborough District Council Tax Band E.

### IMPORTANT NOTE

The communal areas are managed through a management company which is owned by the residents. The last annual payment was £287 and was paid in July 2023.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(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	



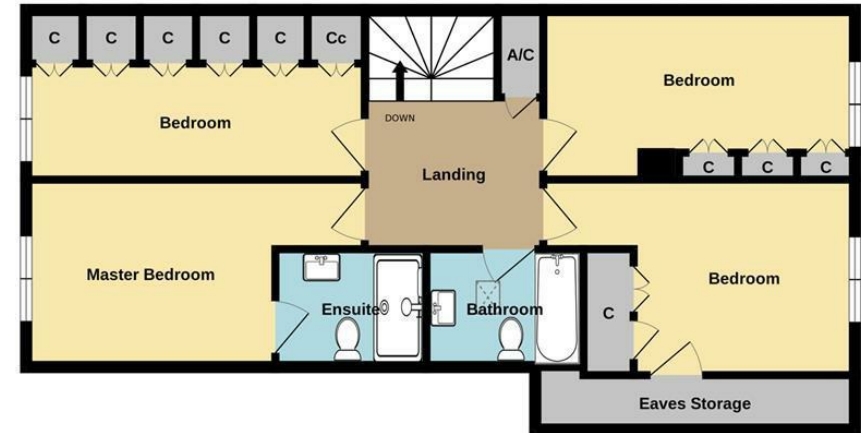




Ground Floor



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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