



2 Elliot Close, Kibworth Beauchamp, LE8 0EZ

£310,000



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£310,000

# 2 Elliot Close

Kibworth Beauchamp, LE8 0EZ

- Situated on a Corner Plot
- Excellent Location for Amenities
- Sitting Room, Dining Kitchen
- Conservatory
- Three Bedrooms
- Shower Room
- Good Sized Garage
- Landscaped Gardens
- Driveway
- EPC Rating C

**\*\*NO UPWARD CHAIN\*\***

**\*\*A delightful family home \*\*Short walk to village centre and Schools \*\*Sitting Room  
\*\*Dining Kitchen \*\*Conservatory \*\*Three Bedrooms \*\*Bathroom \*\*Beautifully landscaped  
garden \*\*Single Garage**



## GENERAL

## LOCATION

## THE HOUSE

## RECEPTION HALL

## CLOAKROOM

SITTING ROOM 14'2" x 12'3" max (4.32m x 3.73m max)

DINING KITCHEN 15'5" x 10' (4.70m x 3.05m)

CONSERVATORY  
15'9" x 7'4" (8' max) (4.80m x 2.24m (2.44m max))

## ON THE FIRST FLOOR

## FIRST FLOOR LANDING

BEDROOM ONE 13'8" x 8'7" (4.17m x 2.62m)

BEDROOM TWO 9'3" x 9'1" (2.82m x 2.77m)



BEDROOM THREE

9' x 6' (2.74m x 1.83m)

SHOWER ROOM

OUTSIDE

SINGLE GARAGE

18'7" x 8'7" (5.66m x 2.62m )

GARDENS

COUNCIL TAX BAND

Directions





## Floor Plans



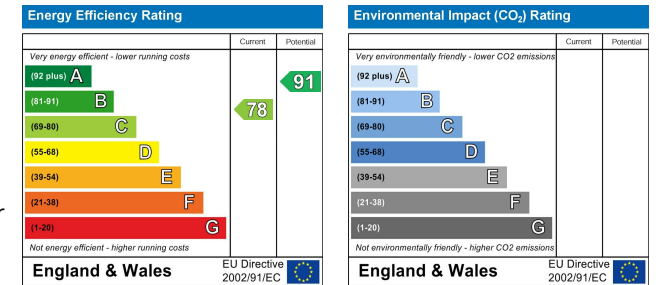
## Viewing

Please contact our Fox Country Properties Kibworth Office on 0116 2796543 if you wish to arrange a viewing appointment for this property or require further information.

## Location Map



## Energy Performance Graph



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