



23 Ploughed Way,
Kibworth Harcourt,
Leics, LE8 0WH





£329,000

GENERAL

A beautifully presented end town house within the popular Kibworth Meadows development. The property briefly comprises a reception hall, cloakroom, sitting room, dining kitchen and the utility room completes the ground floor. To the first floor are three bedrooms including a master with en-suite and a family bathroom. Outside, there is a driveway, garage and enclosed rear 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 rating "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 HOUSE

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

RECEPTION HALL

With stairs rising to the first floor, door to cloakroom, French doors to the sitting room and door to the dining kitchen. Central heating radiator.

CLOAKROOM

Low flush lavatory, wall mounted wash hand basin, central heating radiator and tiled flooring.

DINING KITCHEN

17'10" x 9'11" max 9'6" min

In the dining area, a set of French doors open out into the rear garden, wood effect flooring and inset ceiling spotlight. Opening into the kitchen area. The kitchen is fitted with a range of wall and base units with work surfaces over, inset stainless steel sink and drainer, "Bosch" electric oven and gas hob with stainless steel splashback and extractor above. There is space and plumbing for a dishwasher and freestanding fridge/freezer. Enclosed wall mounted boiler, central heating radiators and part tiled floor and tiling to splashback areas. Door to the utility room.

UTILITY ROOM

Fitted with wall and base units with work surfaces over. There is space and plumbing for washing machine and tumble dryer, central heating radiator and tiled flooring.

SITTING ROOM

17'11" x 10'8" + bay

A lovely light room with three windows including a square bay. Two central heating radiators.

TO THE FIRST FLOOR

Stairs rise from the reception hall to the spacious first floor landing.

FIRST FLOOR LANDING

Airing cupboard, central heating radiator and loft access hatch. Doors to the bedrooms and bathroom.

BEDROOM ONE

14'1" max 11'3" min x 10'2" min 13'1" max

With fitted wardrobes. Central heating radiator. Door to en-suite.

EN-SUITE

Low flush lavatory, pedestal wash hand basin, shower cubical, white ladder style towel rail.

BEDROOM TWO

11' x 9'9"

With a storage cupboard/wardrobe. Central heating radiator.

BEDROOM THREE

9'2" x 7'5"

Central heating radiator.

FAMILY BATHROOM

White suite comprising a low flush lavatory, pedestal wash hand basin, panel enclosed bath, ladder style heated towel rail and part tiled walls.

OUTSIDE TO THE FRONT

Small planted frontage with a paved walkway leading to the front door. Off road parking for two cars leading to the single garage. Access to the garden via the side gate.

GARAGE

The garage is detached from the house, but attached to another garage. Up and over door to the front with light and power.

OUTSIDE TO THE REAR

The garden is mainly laid to lawn with mature shrubs and there is a paved patio area immediately to the rear of the house. There is also a paved walkway leading around the perimeter. The garden offers a high degree of privacy.

COUNCIL TAX BAND

Harborough D.C. Tax Band C.



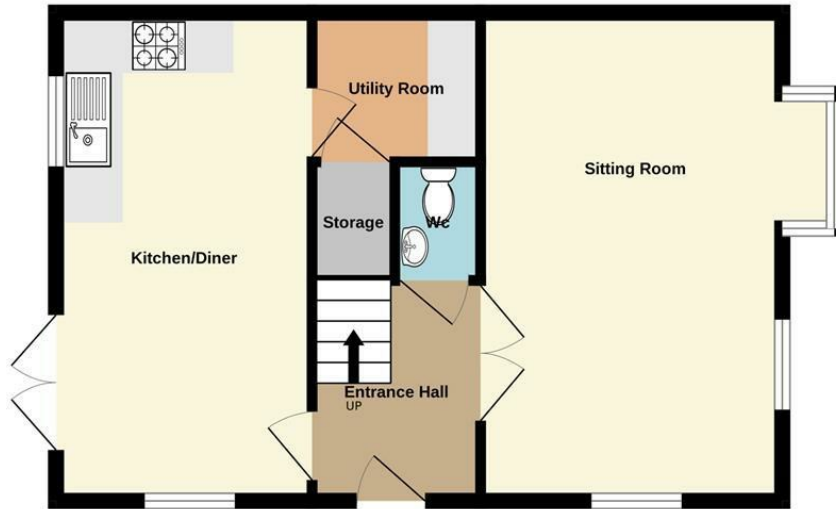
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



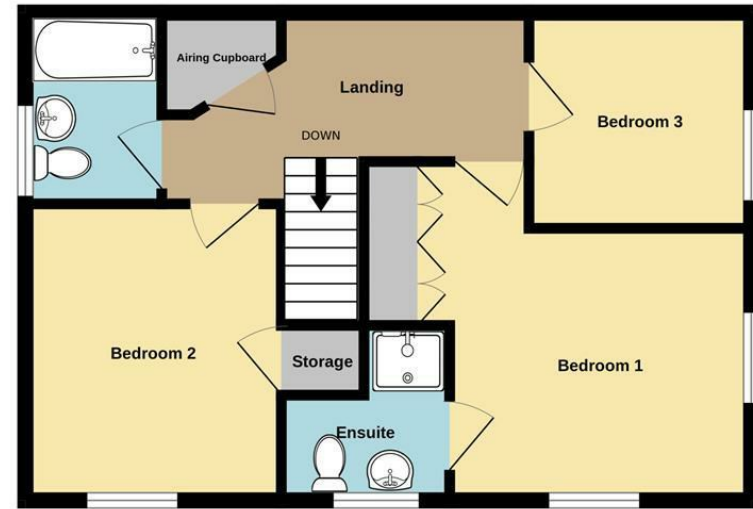




Ground Floor



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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