



33 Church Road,
Kibworth Beauchamp,
Leics, LE8 0NB





£485,000

GENERAL

A wonderful period cottage located in the heart of Kibworth Beauchamp close to St Wilfrid's Church. The cottage has been extended with considerable style and the layout works really well for contemporary family living. The beautifully presented accommodation briefly includes on the ground floor, an open plan living kitchen and sitting room overlooking the garden, a home office and an elegant dining room with wood burning stove. On the first floor there are four double bedrooms with an en-suite to the master. Outside, there is off street parking and a single garage with a pretty landscaped walled garden to the rear.



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 COTTAGE

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

RECEPTION HALL

With an engineered oak boarded floor, stairs rising to first floor and central heating radiator.

CLOAKROOM

With cloaks area, low flush lavatory and wash hand basin.

DINING ROOM

16'5" into bay x 13'5"

An elegant room with oak boarded floor, coving to ceiling, wood burning stove and central heating radiator.

LIVING KITCHEN

15'6" x 12'2"

The kitchen is fitted with a comprehensive range of cream fronted base and wall units with polished granite work surfaces. There is a porcelain sink and integrated appliances include a "Neff" double oven, microwave, an induction hob and "Siemens" dishwasher. French doors open into the garden.

SITTING ROOM

17' into bay x 11'10"

A charming room with oak boarded floor, wood burning

stove and opening into the home office. Central heating radiator.

HOME OFFICE

11'10" x 7'

Overlooking garden. Used by the current owner as a sewing room but with potential for a number of uses. Central heating radiator.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

FIRST FLOOR LANDING

Opening off the landing are the bedrooms.

BEDROOM ONE

13'4" x 14'1"

A good sized double room with hanging cupboard, central heating radiator. (second measurement reduces to 9'2").

EN-SUITE

Shower cubicle, low flush lavatory, wash hand basin, tiled splashbacks with a decorative border.

BEDROOM TWO

12' x 10'8"

Overlooking garden. There are fitted wardrobes arranged around bed space that has bedside tables to either side and a run of cupboards over. Central heating radiator.

BEDROOM THREE

11'2" x 10'7"

With fitted double wardrobe, central heating radiator.

BEDROOM FOUR

12'9" max x 8'5"

Central heating radiator.

BATHROOM

Shower enclosure, low flush lavatory, wash bowl on a polished granite stand, ladder style towel rail.

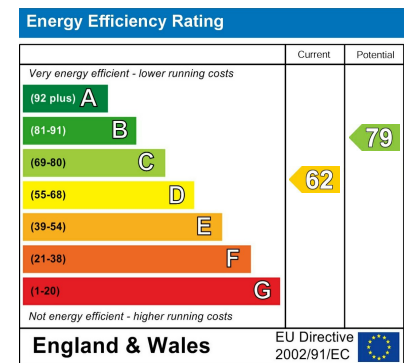
OUTSIDE

The cottage is set well back from the road with a drive leading to the SINGLE GARAGE. A wall runs along the roadside boundary and a gate opens onto a landscaped fore-garden.

THE MAIN GARDEN

The main garden to the rear has been thoughtfully landscaped with seating areas for outside dining, pretty flower and herbaceous borders and a lawn.









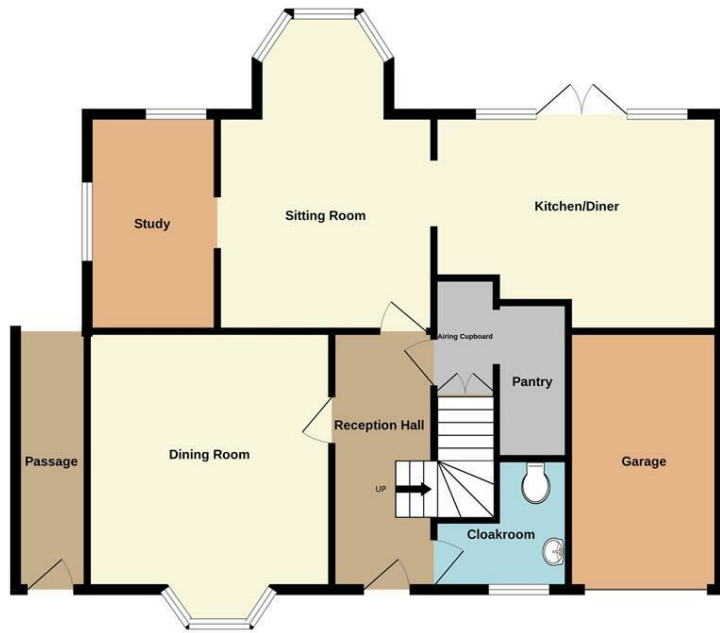








Ground Floor



1st Floor



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