



19 Prospect Road,
Kibworth Beauchamp,
Leics, LE8 0HX





£500,000

GENERAL

An impressive family house with a self contained annexe, close to Kibworth village centre. A stylish property which has been much improved in recent years. The accommodation briefly includes on the ground floor, a luxurious sitting room and a dining room which opens directly into the kitchen, creating a superb open plan living space. On the first floor there are four bedrooms with an en-suite to the master and a family bathroom. Accessed via a separate front door, there is a self contained annexe with a good sized living room with fitted kitchen and a bedroom with en-suite shower room.

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 (Ofsted ranked "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.



THE HOUSE

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

ENTRANCE PORCH

Opening off the entrance porch, there is a front door to the annexe and a further front door opening into the reception hall.

RECEPTION HALL

A delightful introduction to the house. There is a staircase rising to first floor, cloaks cupboard and vertical radiator.

CLOAKROOM

Low flush lavatory, wash hand basin and chrome ladder style towel rail.

SITTING ROOM

17'2" x 13'5"

A wonderful room that has been fitted with an impressive media wall with display shelving to either side. There is also a lowered ceiling with LED lighting and bi fold doors opening onto the garden. Central heating radiator. (Measurements include media wall).

DINING ROOM

13'1" x 10'1"

Overlooking the garden, coving to ceiling, central heating radiator. Opens directly into the kitchen.

KITCHEN

12'9" max x 10'5" max

The kitchen is fitted with a comprehensive range of oak fronted base and wall cabinets with tiled splashbacks, an inset stainless steel sink and drainer unit. The integrated appliances include a five ring gas hob with extractor above, a single oven, microwave and dishwasher. Door to utility room.

UTILITY ROOM

12' x 5'9"

Fitted units with single drainer sink unit, plumbing for a washing machine and door to garden.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

FIRST FLOOR LANDING

Opening off the landing are the bedrooms and family bathroom.

MASTER BEDROOM

11'2" x 11'4"

A delightful room overlooking the garden, fitted wardrobes and central heating radiator. (Measurements include fitted wardrobes).

EN-SUITE

There is a double shower enclosure, low flush lavatory, wash hand basin and ladder style towel rail.

BEDROOM TWO

11'3" x 9'8"

Overlooking the garden. There are fitted wardrobes with mirrored front and central heating radiator.

BEDROOM THREE

11'3" x 9'4"

A double bedroom with central heating radiator.

BEDROOM FOUR

8'4" x 8'2"

Overlooking the garden. Central heating radiator.

BATHROOM

Suite comprising a shower bath with screen and shower over, low flush lavatory, wash hand basin, chrome ladder style towel rail.

THE ANNEXE

The annexe is accessed directly off the entrance porch. Front door opens into the living room.

LIVING ROOM

15'7" x 15'3"

A superb open plan living space. There is a contemporary fitted kitchen incorporating a single drainer sink unit, single oven and gas hob with extractor over. Central heating radiator.

BEDROOM

14'3" max x 9' max

With sliding patio door to the garden. Central heating radiator.

SHOWER ROOM

Corner shower enclosure, wash hand basin set in vanity unit with back lit mirror behind, ladder style towel rail. Central heating radiator.

OUTSIDE

To the front of the house there is a block paved parking area and a small lawned area. Gated access to the rear garden.

THE MAIN GARDEN

The main garden is to the rear. A good sized patio adjoins the house and there are steps up to the remainder of the garden which is mainly lawned. There is a feature 'Well' and fenced off section for a vegetable garden.

COUNCIL TAX BAND

Harborough D.C. Band E.







Ground Floor



1st Floor



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