

21 White Street,  
Kibworth Beauchamp,  
Leics, LE8 0JG





£240,000

### GENERAL

A delightful cottage with beautifully landscaped garden. No. 21 White Street is an end of terraced cottage of considerable character located within walking distance of the village centre. The accommodation briefly includes on the ground floor, an open plan sitting and dining room together with a kitchen. On the first floor, there are two double bedrooms, both of which have beautiful ornamental fire surrounds, a box room and a luxurious bathroom. Outside there is pretty landscaped garden designed for ease of maintenance.



## 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, social clubs, library, village hall, the Kibworth Hub, sports clubs (tennis, football, cricket, golf and bowls), The village also has a Primary School (Ofsted "Outstanding") and a High School. The village is also within easy reach of some of South Leicestershire's most attractive countryside and there are also excellent bus services from the village. 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.

## ENTRANCE HALL

With a timber style floor, stairs rising to first floor, central heating radiator.

## SITTING ROOM

12'1" x 11'3"

A charming room which opens directly into the dining room, creating a wonderful open plan living space perfect for family parties. In the sitting room there is a pine fire surround with electric fire, a central heating radiator and archway to the dining room.

## DINING ROOM

11'8" x 11'5"

Coving to the ceiling, central heating radiator and door to the kitchen.

## KITCHEN

14'5" max x 8'5"

The kitchen is fitted with an extensive range of fitted base and wall units with work surfaces over and stylish tiled splash backs. There is a "Zanussi" gas hob and "Bosch" single oven. Plumbing for a washing machine, inset sink and drainer unit, understairs pantry cupboard and door to the rear garden.

## ON THE FIRST FLOOR

Stairs rise from the entrance hall to a galleried landing.

## GALLERIED LANDING

Panelled cupboard and doors to the bedrooms and bathroom.

## BEDROOM ONE

14' x 12'1"

A pretty room with an ornamental period fire surround with wardrobes to either side. Central heating radiator.

## BOX ROOM

7'10" x 3'

With central heating radiator.

## BEDROOM TWO

11'9" x 11'8"

Overlooking the garden. Ornamental cast iron period fire surround. Central heating radiator.

## BATHROOM

Suite comprising a panelled shower bath with mixer tap, shower screen and shower over, wash hand basin set in vanity unit, low flush lavatory. The walls are fully tiled and there is a chrome ladder style towel rail.

## OUTSIDE

The garden to the rear, has recently been landscaped by the present owners. There are steps down to the main lawn area where there is artificial grass for ease of maintenance, a raised border runs down one side and a garden shed and summer house are included in the sale.

## COUNCIL TAX BAND

Harborough District Council Tax Band B.

## IMPORTANT NOTE

It should be noted that there is a passage accessing the rear garden along which the neighbour has a right of way.













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.  
Made with Metapix v2009

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**Important Notice:** Fox Country Properties Limited, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS

Sales: **0116 2796543**

foxcountryproperties.co.uk