



1 Rookery Close,  
Kibworth Beauchamp,  
LE8 0SD.





£259,950

### GENERAL

A delightful semi-detached property located on Rookery Close in Kibworth, a short walk from the centre of the village. The accommodation briefly includes on the ground floor a spacious entrance hallway, sitting room, kitchen with breakfast bar area, dining room / additional bedroom and family bathroom. On the first floor there are three bedrooms. Outside there are front and rear gardens along with off road parking.

### 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 property is set over two floors, accommodation is as follows.

### PORCH

With hard flooring, door to the entrance hall.

### ENTRANCE HALL

A spacious area with stairs leading to the first floor, useful storage cupboard and doors off to the living accommodation.

### SITTING ROOM

16'08 x 10'09 max

A good size room with window overlooking the garden, there is a feature fireplace, wooden flooring and central heating radiator.

### BREAKFAST KITCHEN

16'04 x 7'05

Overlooking the garden. The kitchen is fitted with a range of white gloss base and wall cabinets with black laminate surfaces over, integrated Beko appliances including a gas hob with extractor over and single electric oven. There is space for other appliances and also a breakfast area. Door to side of property.

### DINING ROOM / BEDROOM

10'01 x 7'08

With window to the front, central heating radiator and wooden flooring.

### BATHROOM

Located on the ground floor, P shape bath with shower over and glass screen, low level lavatory, wash hand basin, chrome heated towel rail and window to side.

### STAIRS TO FIRST FLOOR

Stairs lead from the entrance hall to the first floor.

### FIRST FLOOR LANDING

Doors opening off to the bedrooms.

### BEDROOM ONE

10'08 x 9'00

With Velux window, eaves storage, central heating radiator and wooden flooring.

### BEDROOM TWO

10'09 max 7'08 min x 7'08

With Dormer window to the front, central heating radiator and wooden flooring.

### BEDROOM THREE

7'06 x 9'03

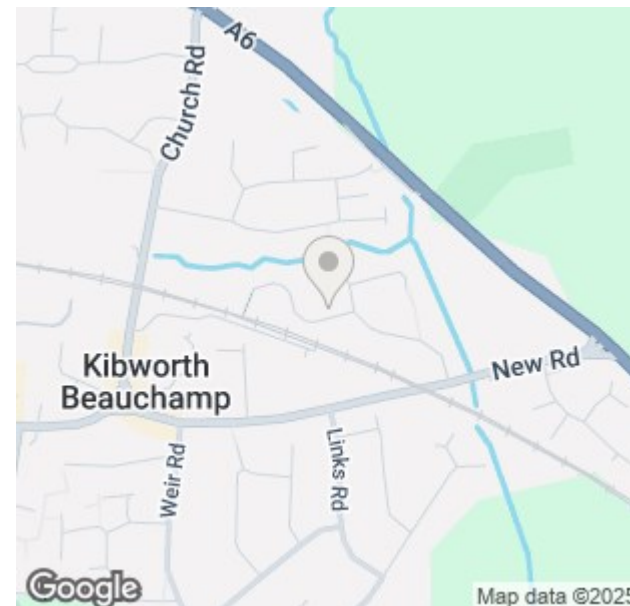
With Dormer window to the rear, central heating radiator and wooden flooring.


### OUTSIDE

To the front of the property there is a single driveway with lawn to one side, side access to the rear garden which is mainly laid to lawn with mature borders and patio area.

### COUNCIL TAX

Harborough District Council - Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



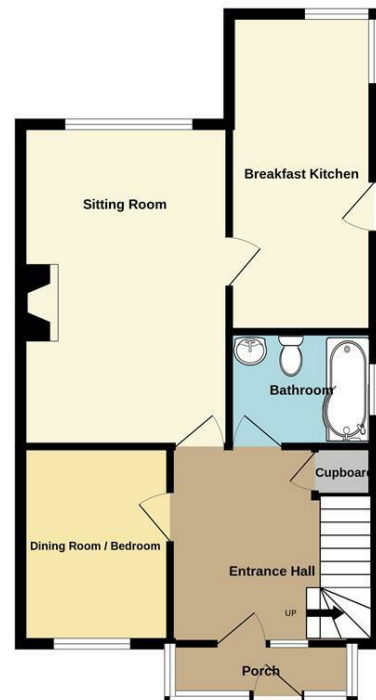








Ground Floor



1st Floor



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5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF  
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41 High Street, Kibworth Beauchamp, Leicester LE8 0HS  
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