



70 Springfield Crescent,
Kilworth Beauchamp,
Leics, LE8 0LH





MUMMY
PLEASE
CAN
WE
HAVE
A
KITCHEN
DISCO



£799,950

GENERAL

An exceptional family house in a prime Kibworth location with South facing garden. 70 Springfield Crescent has been extensively re-modelled to create a wonderful contemporary house with some spectacular open plan living spaces, perfect for modern family living. The accommodation revolves around the sensational zoned living kitchen with bifold doors opening onto the garden, a magnificent sitting room, a cosy snug and home office. On the first floor there are four double bedrooms including an en-suite to the master. It should be noted that the master bedroom was formerly two bedrooms and could easily be sub-divided again to create a five bedroom house, if the purchaser should so wish. There is a lovely mature south facing garden with a large terrace adjoining the house.



LOCATION

The house is in an absolutely prime position just a short walk from the village centre and golf club. 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 the reception hall.

RECEPTION HALL

A magnificent introduction to the house with open flight staircase rising to first floor, tiled floor and vertical radiator.

SNUG

17'10" x 11'3"

A lovely cosy room with wood burning stove and central heating radiator.

SITTING ROOM

25'8" x 12'9"

A beautifully proportioned room with bi-fold doors opening onto the garden, a contemporary wood burning stove and roof lantern. With underfloor heating, oak effect floor and double doors opening into the hall.

HOME OFFICE

10'4" x 9'5"

An ideal home office with fitted cupboards and central heating radiator.

LIVING KITCHEN

26'3" ext to 35'10" x 23'2"

A sensational living space zoned for sitting, dining and cooking with underfloor heating. The room is flooded with light through the roof lantern and the bi-fold doors opening into the garden. The kitchen area is fitted with a comprehensive range of base and wall cabinets with high gloss fronts and silestone work surfaces.

There is a large central island with breakfast bar and a generous range of integrated appliances including a "Neff" fan oven, an 'Neff' induction hob, 'Neff' microwave, a dishwasher, full height fridge, separate freezer and additional larder fridge. A door opens into a rear hall.

REAR HALL

Opening off which is the utility, cloakroom and garage.

UTILITY

7' x 4'9"

With plumbing for washing machine.

CLOAKROOM

Low flush lavatory, wash hand basin.

ON THE FIRST FLOOR

The open flight staircase rises from the reception hall to the galleried landing.

GALLERIED LANDING

Opening off the galleried landing are the bedrooms and family bathroom.

MASTER BEDROOM

23'10"max x 10'6" ext to 13'5"

A delightful room which overlooks the garden. There is a dressing area with fitted wardrobes, central heating radiator. (It should be noted that when the house was re-modelled, the master bedroom was created by combining two bedrooms. The space could be sub-divided again if somebody needed five bedrooms).

EN-SUITE

A luxurious en-suite comprising a panelled bath with rainfall and hand held shower attachments over, dual wash hand basins set in vanity unit, low flush lavatory, chrome ladder style towel rail. Underfloor heating.

BEDROOM TWO

17'10" x 10'

A pretty room with timber boarded floor and a fitted wardrobe. Central heating radiator.

BEDROOM THREE

13'4" x 10'8"

A good sized double bedroom. Central heating radiator.

BEDROOM FOUR

11'2" x 10'7"

A double bedroom with central heating radiator.

FAMILY BATHROOM

Suite comprising a panelled bath with shower tap, wash hand basin set in vanity unit, double shower enclosure with rainfall and hand held shower attachment, chrome ladder style towel rail and low flush lavatory. Underfloor heating.

OUTSIDE

To the front of the house there is an in and out drive, opening onto which is the SINGLE GARAGE.

THE GARDEN

There is a beautiful mature south facing garden to the rear of the property. Adjoining the house there is a large terrace, perfect for family parties and entertaining. The garden is principally lawned with well established flower and herbaceous borders.

COUNCIL TAX BAND

Harborough D.C. Tax Band F.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	





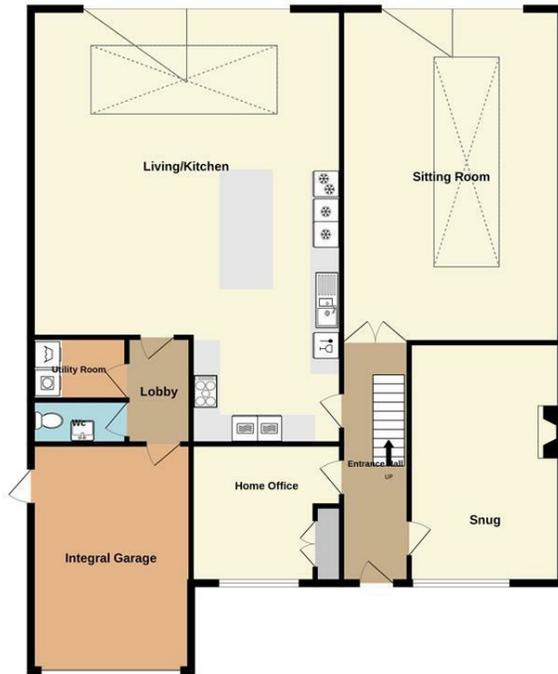








Ground Floor



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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