



46A Marriott Drive,
Kibworth Harcourt,
LE8 0JX.



£225,000

GENERAL

A delightful and well presented two bedroom end terrace property located on Marriott Drive in Kibworth Harcourt. The accommodation briefly comprises on the ground floor, entrance hall, good size sitting room, dining kitchen and conservatory to the rear. To the first floor, the main bedroom has fitted wardrobes, a further double bedroom and a newly fitted shower room. Outside, the property has a low maintenance rear garden with shed and plenty of off road parking to the side.

LOCATION

The property is located in the highly regarded village of Kibworth Harcourt. 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 set over two floors, as follows. Front door into entrance hall.



ENTRANCE HALL

Central heating radiator. Stairs rising to the first floor.

SITTING ROOM

13'03 x 9'06

A lovely room with bay window to the front, modern white column central heating radiator, door to useful under stairs storage cupboard and door to kitchen.

DINING KITCHEN

12'11" x 8'9"

The kitchen is fitted with a range of cream base and wall cabinets with wood effect laminate surfaces over, inset sink and drainer unit, integrated "Hotpoint" oven, "Lamona" four ring gas hob with extractor over and space for other appliances, tiling to splashbacks. Central heating radiator and door to the conservatory.

CONSERVATORY

9'02 x 7'10

With tiled flooring and fitted blinds to the ceiling. French doors opening into the south facing garden.

ON THE FIRST FLOOR

Stairs rise from the entrance hall to the first floor landing.

FIRST FLOOR LANDING

With doors off to the bedrooms, shower room and airing cupboard for storage.

BEDROOM ONE

11'00 x 10'00 to wardrobes

A good size bedroom with newly fitted wardrobes, wooden flooring, window to the front and central heating radiator.

BEDROOM TWO

12'03 x 6'06

With window to the rear and central heating radiator.

SHOWER ROOM

Fitted with a contemporary suite including walk in shower cubicle, low level lavatory, pedestal wash hand basin, central heating radiator and tiling to splashbacks.

OUTSIDE

To the rear of the property there is a low maintenance south facing garden with some mature shrubs. There is gated side access and a shed is included in the sale. To the front of the property there is a driveway to the side which has parking for multiple cars.

COUNCIL TAX

Harborough District Council - Band B









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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