



28 Harcourt Road,
Kibworth Beauchamp,
LE8 0HP.



£520,000

GENERAL

Superb property, having in recent years been extended and remodelled with considerable flair and style. This beautifully styled home offers approx 160 sqm (1722 sq ft) of living accommodation and is tucked away at the end of a no through road, within this popular village. The upgrades carried out by the existing owners include a new boiler, central heating system, underfloor heating, re wiring and new windows to name but a few of the improvements. The layout has been cleverly thought out to include on the ground floor, a sensational living kitchen and three receptions. On the first floor there is a master bedroom with opulent en-suite and dressing area, and two further double bedrooms both of which have their own en-suites. The work has been carried out with exquisite taste with limestone and oak floors in the main ground floor living areas, fashionable kitchen cabinets with quartz work surfaces, bi-fold doors opening into the garden and New England style shutters to the front windows. There is underfloor heating to the majority of the ground floor which, as well as creating a comfortable living environment, gives the owner complete flexibility as to how the furniture is arranged. To the side of the property there is parking for two vehicles and gates opening into the rear garden and the superb outdoor kitchen area.

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), Nurseries, Pre-Schools, a Primary School ("Outstanding") and the Kibworth Mead Academy. 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.
Composite front door opening into reception hall.

RECEPTION HALL

With solid oak wooden flooring, stairs rising to first floor, under stairs storage cupboard.

SITTING ROOM

12'0" x 11'10"

A charming room with oak boarded flooring. The focal point of which is the exposed chimney breast housing a pretty painted wood burning stove by "Charnwood".

SNUG

11'9" x 9'9"

A pretty room with a feature wall and oak boarded floor.

LIVING KITCHEN

22'9" x 22'1" max 19'9 min

A sensational open plan living space perfect for contemporary family living with limestone tiling to the floors.

KITCHEN AREA

The kitchen area is fitted with a comprehensive range of base and wall units with a combination of quartz and timber work surfaces including a large island unit with breakfast bar and plenty of storage. There is a double inset Belfast sink with mixer tap over and the integrated appliances include a "Smeg" Range style cooker with six gas burners and double oven with extractor in canopy over, a dishwasher, fridge and wine fridge.

SITTING AREA

Bi fold doors open onto the terrace, creating a fantastic combination of outdoor and indoor space for entertaining. There is a real feeling of space as there is a full height ceiling with four velux roof lights.

HOME OFFICE

9'8" x 5'2"

Overlooking garden. Built in shelving.

UTILITY ROOM

8'5" x 5'9"

There are fitted wall units for storage, fitted counter top under which there is plumbing for a washing machine.

CLOAKROOM

With contemporary square wash hand basin and low flush lavatory.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

GALLERIED LANDING

Opening off the landing are the bedrooms.

MAIN BEDROOM SUITE

12'7" min 19'10 max (into dressing area) x 11'10"

A sumptuous bedroom suite with a DRESSING AREA having wardrobes running along one wall. There are two central heating radiators and door to the en-suite.

EN-SUITE

There is a traditional roll top bath, low flush lavatory and a marble wash bowl on a stand, double shower cubicle with rainfall and hand held shower fixtures. Natural tiling to the floor and tiling to the splashback areas. Ladder style towel rail.

BEDROOM TWO

11'9" x 11'3" avg

Overlooking the garden. Double fitted wardrobes and a reclaimed fireplace. Central heating radiator.

EN-SUITE

There is a corner shower cubicle with both rainfall and hand held shower attachments, wash hand basin set on vanity unit with electric shaver point. Ladder style towel rail.

BEDROOM THREE

11'4" x 9'9"

Overlooking garden. Central heating radiator.

EN-SUITE

Double shower cubicle with both rainfall and hand held shower attachments, wash hand basin with vanity unit beneath, low flush lavatory, ladder style towel rail.

OUTSIDE

To the side of the house is a driveway providing parking for two vehicles leading to a set of double gates opening into the garden. Immediately adjoining the house, there is a paved terrace opening onto which is the covered outdoor kitchen.

OUTDOOR KITCHEN

Wood burning stove and granite work surface. There are sliding windbreaks surrounding the timber built outdoor kitchen area.

THE GARDEN

The garden is principally lawned with fruit trees and at the far end

of the garden, there is a vegetable patch and two garden sheds are included in the sale.

COUNCIL TAX

Harborough - Band C





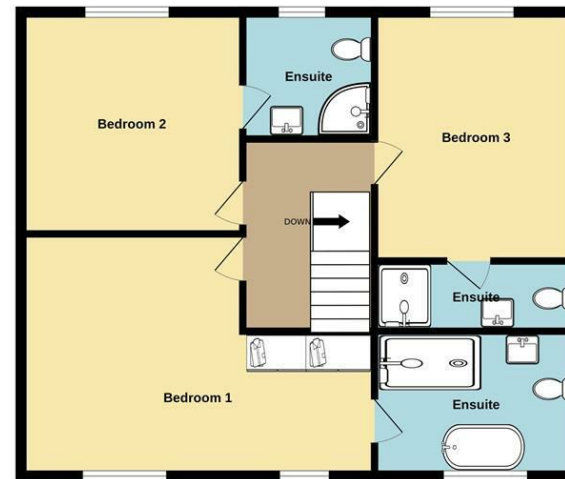




Ground Floor



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(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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