



6 Gladstone Street,
Kibworth Beauchamp,
Leics, LE8 0HL



£535,000

GENERAL

An impressive village house on an exceptional plot extending to approximately a quarter of an acre. No. 6 Gladstone Street is a wonderful family home that has been constantly upgraded and improved over the years. The accommodation revolves around the fabulous living kitchen, which opens directly into the garden room and is completed on the ground floor with an elegant sitting room, utility room and good sized home office. On the first floor, there are four double bedrooms with an en-suite to the master and a family bathroom. The West facing gardens are a particular feature and perfect for a growing family.

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 reception hall.

RECEPTION HALL

Wood effect floor and stairs rising to the first floor.



CLOAKROOM

Low flush lavatory and wash hand basin set on vanity unit.

SITTING ROOM

16'6" x 13'

An elegant light room with oak boarded floor. There is an ornamental fire surround with gas fire.

HOME OFFICE

10' x 9'5"

An excellent home office which could also be used as a formal dining room or snug.

LIVING KITCHEN

28'1" x 11'

A wonderful open plan living space that opens directly into the garden room. The kitchen area is fitted with a stylish range of cream coloured base and wall cabinets with hardwood worktops and a breakfast bar. Integrated appliances include an electric hob with a stunning decorative glass splashback, two ovens, a dishwasher and fridge freezer. There is tiling to the floor in the kitchen area and in the dining area, there is oak boarded flooring and patio door to the garden.

GARDEN ROOM

13'8" max x 9'6"

A lovely light room that overlooks the garden. There is a wood effect floor and sliding patio door opening into the garden. Door to the utility room.

UTILITY ROOM

9'6" x 9'4"

Fitted base and wall units with single drainer sink unit, space and plumbing for a washing machine, back door to garden and door to the garage.

ON THE FIRST FLOOR

Stairs rise from the reception hall to a large landing area. Opaque stained glass picture window???

FIRST FLOOR LANDING

A good sized landing with attractive stained glass opaque window. Opening off the landing are doors to the bedrooms and family bathroom.

BEDROOM ONE

12'3" x 10'

Overlooking the garden. There are fitted wardrobes and drawers. Electric wall mounted heater.

EN SUITE SHOWER ROOM

Corner shower enclosure with electric Mira shower, wash hand basin set in vanity unit and low flush lavatory.

BEDROOM TWO

13' x 11'

Overlooking the garden with knee hole dressing table and wardrobes.

BEDROOM THREE

13'1" x 12'

A good size double bedroom with eaves storage and single wardrobe.

BEDROOM FOUR

14'9" x 8'

Double bedroom with eaves storage and electric panel heater. Built in wardrobe and cupboard unit.

FAMILY BATHROOM

Shower enclosure with folding doors and suite comprising a wash hand basin, low flush lavatory. Ladder style towel rail.

OUTSIDE

The house is set back from the road with a low stone wall running along the roadside boundary. There is a block paved parking area opening onto which is the tandem garage.

TANDEM GARAGE

31'6" x 9'

A large tandem garage with electric roller shutter door.

GARDEN

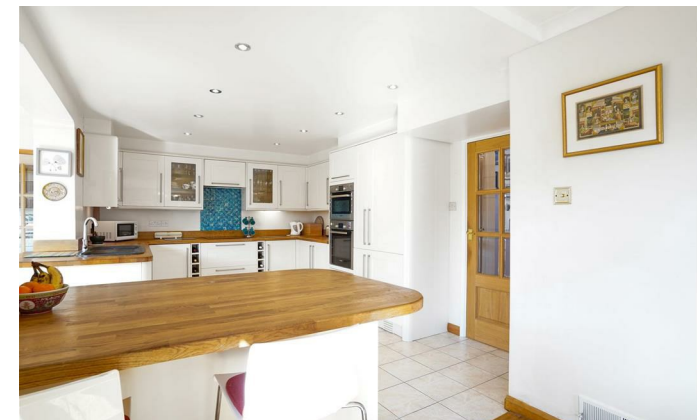
The garden is West facing, perfect for catching the afternoon sun. Adjoining the house there is a large patio. ideal for outdoor dining and family parties. There is a pretty flower and herbaceous border next to the terrace. The garden is predominantly lawned with a vegetable garden at the far end with raised beds, together with a greenhouse and garden shed, both of which are included in the sale.

HEATING

There is a gas fired warm air heating system with a multi point water heater.

COUNCIL TAX BAND

Harborough District Council Tax Band E.













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		
(81-91) B		79
(69-80) C	63	
(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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