



St Arvans, 29 Fleckney Road,  
Kilworth, Beauchamp,  
Leics, LE8 0HF









£435,000

### GENERAL

A beautifully presented Victorian house in the heart of Kibworth. St Arvans is a charming property full of period character. The accommodation briefly includes on the ground floor, an elegant sitting room with wood burning stove, a fashionable open plan dining kitchen and seating area with oak boarded flooring, a large utility room and cellar/workshop. There are four bedrooms spread over the first and second floors with an en-suite to the master and a family bathroom. Outside, there are pretty landscaped gardens, useful stores and an off street parking space.



## 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 accommodation is arranged over three floors as follows. Front door opening into the reception hall.

## RECEPTION HALL

An impressive introduction to the house. There is engineered oak board flooring, coving to the ceiling and central heating radiator with a lattice cover.

## SITTING ROOM

15' into bay x 11'6"

An elegant room, the focal point of which is the fireplace with wood burning stove and a beautifully crafted panelled cupboard to the side. Central heating radiator.

## DINING ROOM

14'7" x 11'5"

The dining room opens directly into the kitchen, creating a wonderful open plan living area with a depth of 27'3". In the dining room there is engineered oak boarded flooring, an open fireplace and cornicing to the ceiling.

## DINING KITCHEN

15'9" red to 11'4" x 12'1"

The kitchen is fitted with a stylish range of base and wall cabinets with polished quartz work surfaces with a large central island with breakfast bar and inset sink unit with mixer tap. There are a generous range of high end integrated appliances including a "Neff" induction hob, two "Neff" ovens one of which is a combi microwave with a warming drawer and a full height larder fridge. There is a lovely sitting area with French doors opening onto the garden.

## UTILITY

13'2" x 7'5"

There is a bank of fitted cupboards matching those in the kitchen with lots of storage space and an integrated full height freezer. Back door to the garden.

## CELLAR/WORKSHOP

12'5" x 11'5"

There is a flight of stairs from hall to the cellar/workshop. Central heating radiator.

## ON THE FIRST FLOOR

Stairs rise from the reception hall, via a half landing to the main landing.

## FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms and family bathroom. There is a further flight of stairs rising to the second floor.

## MASTER BEDROOM

12' x 11'5"

A charming room with central heating radiator and door to en-suite.

## EN-SUITE

Double shower enclosure with rainfall shower, low flush lavatory and pedestal wash hand basin. Central heating radiator.

## BEDROOM TWO

15'3" max x 12'6" max

A good sized double bedroom with a pretty ornamental cast iron fire surround. Central heating radiator.

## BEDROOM THREE

12'6" max x 11'4" max

There is a fitted wardrobe and period ornamental cast iron fire surround, coving to ceiling. Central heating radiator.

## BATHROOM

Traditional suite comprising a panelled bath with shower over, low flush lavatory and wash hand basin. Central heating radiator.

## ON THE SECOND FLOOR

The second floor is currently used as a home office and sitting room but there is potential to use this space as a bedroom, although the ceiling height is reduced.



#### BEDROOM FOUR

13'8" x 10'10"

A very interesting room with roof light and hatch to roof space. (Second measurement 5'7" measured to 5' eaves height).

#### STUDY AREA

10'6" x 10'9"

(First measurement includes staircase. Second measurement 5'7" to 5' eaves height).

#### OUTSIDE

Along the front of the house is a manicured hedge and wrought iron gate opening into the front-garden where there is a lavender border.

#### CAR PARKING SPACE

There is a car parking space opening onto Buller Street. Gate to the rear garden.

#### THE MAIN GARDEN

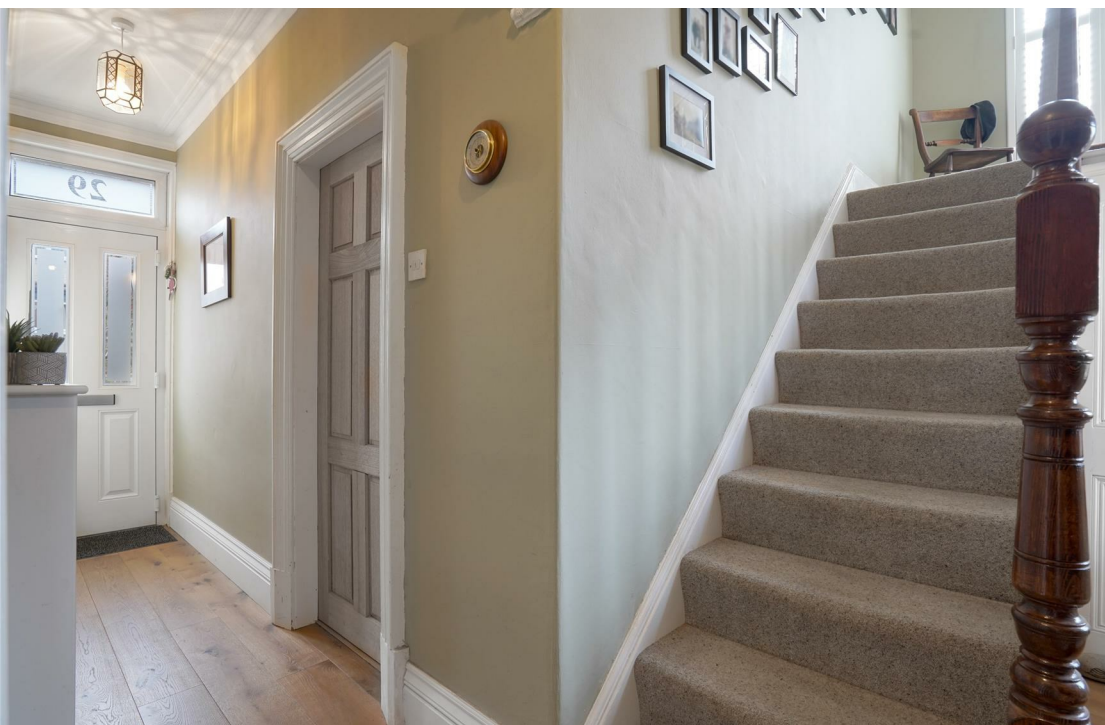
The main garden is beautifully landscaped with a raised terrace adjoining the house, together with a sheltered seating area. The garden is lawned with pretty well established flower and herbaceous borders. There are two useful stores. A stoned path leads from the house to a gate opening onto the parking space.

#### COUNCIL TAX BAND

Harborough D.C. Tax Band D.































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