



46 New Road,
Kibworth Harcourt,
Kibworth Harcourt,
LE8 0SL.



£535,000

GENERAL

A spacious family home dated back to the 1920's, this property located on New Road in Kibworth Harcourt really must be viewed to appreciate the size of the accommodation on offer. The property comprises on the ground floor, entrance porch & hallway, spacious sitting room, separate cosy snug and a newly fitted kitchen with separate dining space. Upstairs there are four spacious double bedrooms along with a family bathroom. There is plenty of off road parking to the front, larger than average garage, separate home office / studio in the garden and a great size rear garden.

LOCATION

The property is located in the highly regarded conservation village of Kibworth Harcourt. There is an excellent range of facilities in neighbouring Kibworth Beauchamp 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 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 on the faster service.



THE HOUSE

The accommodation is arranged over two floors as follows.

ENTRANCE PORCH

With tiled flooring, stain glass front door leads to the entrance hallway.

ENTRANCE HALLWAY

With quarry tiled flooring, under stairs storage cupboard, central heating radiator, stairs leading to the first floor and doors to reception rooms.

SITTING ROOM

24'06 max 10'04 min x 15'10 max 10'05 min not into A generous size room with part stained glass bay window to the front and additional window to the side, letting in plenty of light. Solid wooden flooring and curved central heating radiator.

KITCHEN

21'11 x 9'05

Which has been newly fitted by the current owners, has a range off grey/blue gloss wall and base units with solid wooden working tops, inset composite sink. Integrated appliances include - Hotpoint five ring induction hob, Hisense wall mounted single oven, Hisense wall mounted microwave, dishwasher and fridge/freezer. There is a window and door overlooking the garden.

DINING AREA

12'02 x 7'07

With window to the side and rear, just off to the side of the kitchen.

SNUG

14'01 x 11'04

A cosy room, with feature fireplace housing a wood burning stove, fitted shelving to either side of the fireplace, patio doors to the garden.

STAIRS TO THE FIRST FLOOR

Stairs rise from the entrance hall to the landing, there is a pretty stain glass window to the front.

FIRST FLOOR LANDING

Opening off the landing are the bedrooms and bathroom, along with two storage cupboards and attic hatch.

BEDROOM ONE

13'08 x 11'02 to wardrobes

With window to the side, fitted wardrobes, carpeted flooring and central heating radiator.

BEDROOM TWO

15'09 x 9'06 to wardrobes

With window to the rear and side, fitted wardrobes, carpeted flooring and central heating radiator.

BEDROOM THREE

12'06 x 10'11

With window to the front, carpeted flooring and central heating radiator.

BEDROOM FOUR

12'04 x 9'06

With window to the rear, fitted storage to the side of the fireplace, carpeted flooring and central heating radiator.

FAMILY BATHROOM

11'02 x 7'07

Suite comprising, large shower cubicle, separate panelled bath, low flush lavatory and wash hand basin set in a vanity units, tiled floor and part tiling to walls, window to the side and chrome heated towel rail.

GARAGE

28'06 x 11'03

A tandem garage with up and over door to the front, UPVC door to the side, two windows, sockets and lighting, eaves storage and plumbing for a washing machine.

HOME OFFICE / STUDIO

10'07 x 8'02

Separate to the main house, with tiled flooring, lighting, underfloor heating and windows overlooking the garden.

OUTSIDE

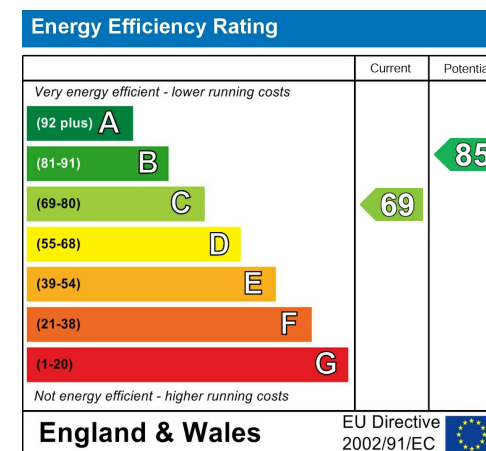
To the front of the property there is a large driveway leading to the garage, gated side access, pretty front garden with mature shrubs and newly laid gravel pathways.

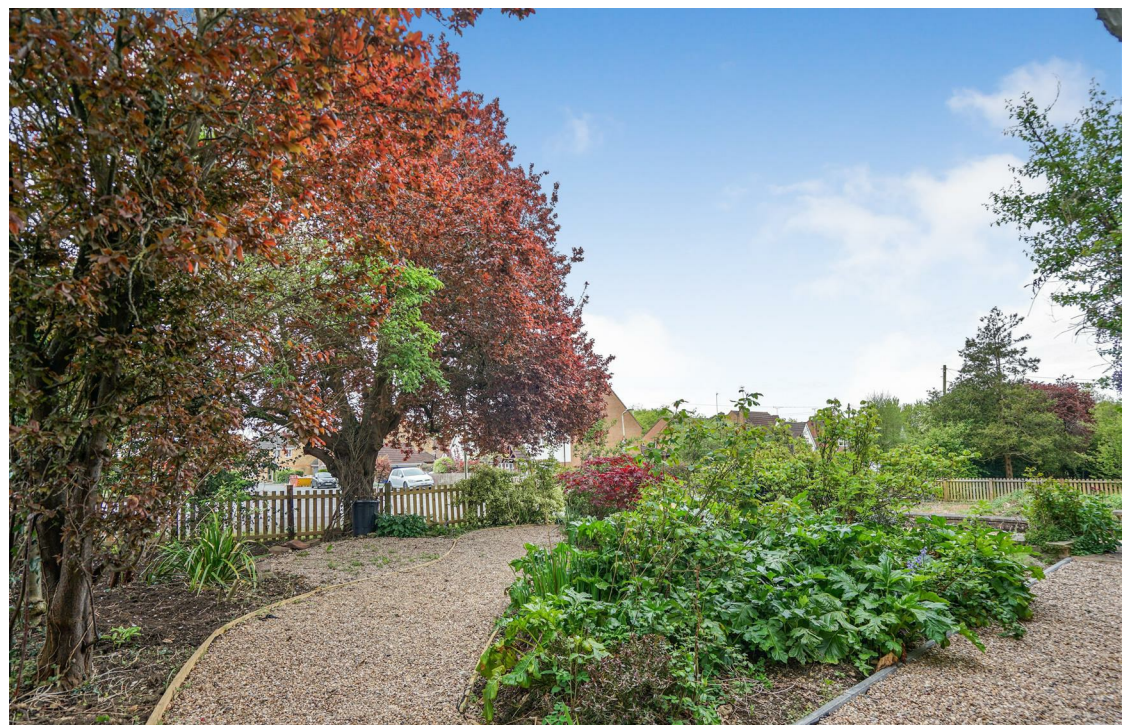
GARDEN

The rear garden is mainly laid to lawn with patio area directly to the rear of the house, There is a paved pathway which leads to the garage and home office. The borders are stocked with mature shrubs, trees and bush's, please note there is also a pond in the garden.

COUNCIL TAX

Harborough District Council - 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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