



31 Folley Road,
Kibworth Beauchamp,
Leics, LE8 0PF





£650,000

GENERAL

An impressive six bedroomed family house in a prime Kibworth location overlooking the Cricket Club to the rear. No. 31 Folley Road has been significantly improved by the owners over recent years, most notably with a sensational open plan extended living kitchen. The house is beautifully styled with well planned accommodation, briefly including the living kitchen and three reception rooms on the ground floor together with six double bedrooms and three bathrooms spread over the first and second floors. Outside there is a detached double garage with a good sized parking area and garden.



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 reception hall.

RECEPTION HALL

An impressive introduction to the house. There is a timber effect floor and stairs rising to first floor.

CLOAKROOM

Wash hand basin set in vanity unit, low flush lavatory. Central heating radiator.

SITTING ROOM

18' x 13'9"

An elegant room with two sets of double doors opening into the reception hall and living kitchen respectively. There is a cobbled effect gas fire? and central heating radiator.

DINING ROOM

12'7" x 9'10" into bay

There are double doors opening into the reception hall. Bay window and central heating radiator.

HOME OFFICE

10' x 9' into bay

An ideal home office with bay window and central heating radiator.

LIVING KITCHEN

24'8" x 17'1" red to 16'10"

A sensational open plan living space with bi fold doors opening from the living area into the garden. There is an impressive range of contemporary base and wall cabinets with polished quartz work surfaces and a large central island with breakfast bar. A generous range of integrated appliances include two ovens, a full height fridge, a larder freezer and dishwasher. In the island unit there is a wine fridge. In the living area there is a lantern which allows light to flood into the room and there is a tiled finish to the floor with underfloor heating.

ON THE FIRST FLOOR

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

FIRST FLOOR LANDING

There is a large airing cupboard and doors to the bedrooms.

MASTER BEDROOM

13'9" x 13'7"

A lovely light room with fitted wardrobes. Central heating radiator.

EN-SUITE

Suite comprising a panelled bath, low flush lavatory and wash hand basin. Shower enclosure.

BEDROOM TWO

12'6" x 9'6"

Overlooking the Cricket Club. Fitted wardrobe. Central heating radiator.

BEDROOM THREE

12'10" x 8'8"

A good sized double bedroom with fitted wardrobe. Central heating radiator. (Measurements include wardrobes).

BEDROOM FOUR

11'6" x 8'6"

Fitted wardrobes. Central heating radiator. (Measurements include wardrobes)

SHOWER ROOM

The shower room has been re-fitted with a large walk in shower enclosure with rainfall and hand held shower attachments. Wash hand basin with electric shaver point above, low flush lavatory, chrome ladder style towel rail.

ON THE SECOND FLOOR

Stairs rise from the first floor landing to a large galleried landing.

GALLERIED LANDING

The galleried landing would work well as a study area. Opening off are the remaining bedrooms.

BEDROOM FIVE

14'6" x 11'6"

Overlooking the cricket pitch. A room that is full of character with central heating radiator. (First measurement is 12'5" to 5' eaves height).

BEDROOM SIX

13'9" x 7'

Central heating radiator. (Second measurement 6'4" to 5' eaves height).

SHOWER ROOM

With double shower enclosure, low flush lavatory and wash hand basin. Radiator.

OUTSIDE

To the side of the house, there is a double drive with plenty of parking leading to the DETACHED DOUBLE GARAGE.

THE MAIN GARDEN

The main garden is principally lawned with a patio area, perfect for outdoor dining and entertaining.

COUNCIL TAX BAND

Harborough D.C. Council Tax Band. F.













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