



43 Hillcrest Avenue,
Kibworth Beauchamp,
Leics, LE8 0NG



£260,000

GENERAL

A delightful family house with South facing garden, which has been much improved over recent years. The accommodation briefly comprises an open plan living kitchen, sitting room with french doors opening onto the garden, a small home office and cloakroom. On the first floor there are three bedrooms, two of which are doubles and a stylish bathroom. Outside, there is off street parking to the front and a good sized rear 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, 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

There is a cloaks cupboard and stairs to first floor.

SITTING ROOM

13' x 12'10"

A lovely light room with french doors opening onto the garden. There is an ornamental fire surround with electric fire and central heating radiator. (Please note fire surround not fitted).

OPEN PLAN LIVING KITCHEN

24' x 10'4" max

The present owners have created a wonderful open plan living kitchen. The kitchen area is fitted with a generous range of base and wall cabinets with integrated appliances including an induction hob, double oven and dishwasher. There are doors to the garden and home

office. There is a good sized sitting/dining area with central heating radiator. Opening off the sitting area is an understairs storage cupboard.

HOME OFFICE

9' x 5'2"

Overlooking the garden.

CLOAKROOM/UTILITY

Low flush lavatory and plumbing for a washing machine.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms and bathroom. Airing cupboard with small radiator.

BEDROOM ONE

12' x 10'

A delightful room overlooking the garden. Fitted wardrobes, hanging cupboard and central heating radiator. (measurements include wardrobes and chimney breast).

BEDROOM TWO

12'7" x 9'

A good sized double bedroom overlooking the rear garden. Central heating radiator.

BEDROOM THREE

9' x 8'

A single bedroom with central heating radiator.

BATHROOM

The bathroom has been re fitted with a stylish white suite comprising a panelled bath with shower over, low flush lavatory, wash hand basin and chrome ladder style towel rail.

OUTSIDE

To the front of the house there is a stoned parking area and gated access to the rear garden.

THE MAIN GARDEN

The main garden, which is south facing, is to the rear and adjoining the house is a really good sized patio. The rest of the garden has been designed for ease of maintenance and a garden shed is included in the sale.

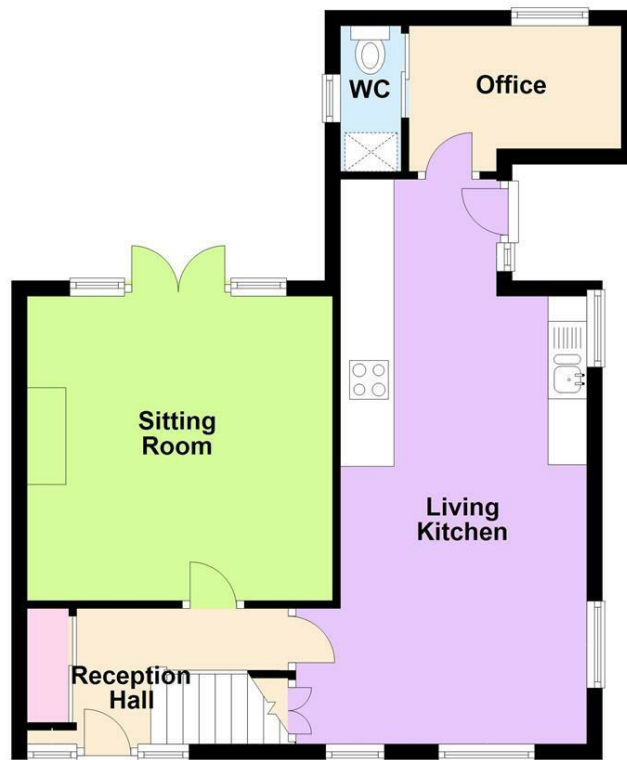
COUNCIL TAX BAND

Council Tax Band B. Harborough D.C.

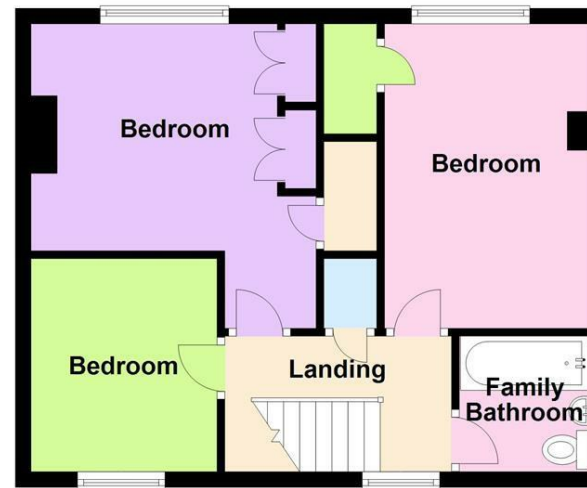




Ground Floor



First Floor



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