



64 Weir Road,  
Kibworth Beauchamp,  
Leics, LE8 0LP





£370,000

#### GENERAL

A modern house of real character well located close to Kibworth village centre and the golf course. The house, although it has been well loved and cared for, does now need some modernisation but there is considerable potential to improve the property and possibly extend subject to the usual local authority consents. The accommodation briefly includes on the ground floor, an elegant sitting room with sliding doors opening into a dining room, creating a superb open plan living space. There is also a breakfast kitchen and utility. On the first floor there are three bedrooms, two of which are doubles together with a bathroom and separate lavatory. To the front of the house there is a good sized parking area and access to the single integral garage. The rear garden has been beautifully landscaped.



## 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 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

An impressive porticoed front door opens into the reception hall.

## RECEPTION HALL

With balustrade staircase rising to first floor. Central heating radiator in lattice work box. Doors to sitting room and kitchen.

## SITTING ROOM

21'1" into bay x 13'2" max

An elegant room the focal point of which is the ornamental fireplace. Cornicing to the ceiling, ceiling rose, serving hatch to kitchen and central heating radiator. Sliding doors open into the dining room.

Note the fire is ornamental only and not in working order.

## DINING ROOM

11'4" x 10'

A lovely light room overlooking the rear garden. There is a bay window with French doors opening into the garden. Central heating radiator.

## KITCHEN

12'1" x 9'9"

Overlooking the main garden and fitted with a comprehensive range of base and wall units with two sinks and plumbing for a washing machine. Central heating radiator.

## UTILITY

8'1" x 4'10"

Tiled floor, back door to garden and door to the integral garage.

## INTEGRAL GARAGE

16'8" x 8'2"

With an up and over door.

## ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

## FIRST FLOOR LANDING

Opening off the landing are the bedrooms, WC and Bathroom.

## BEDROOM ONE

12'5" x 9'5"

A good sized double bedroom with coving to ceiling, ceiling rose and central heating radiator.

## BEDROOM TWO

12'6" x 9'

Overlooking the garden. Coving to ceiling, ceiling rose and central heating radiator.

## BEDROOM THREE

9'2" x 6'9"

There is a large hanging cupboard. Central heating radiator.

## BATHROOM

With a panelled bath, wash hand basin. Central heating radiator. Tiling to splashbacks.

## SEPARATE WC

Low flush lavatory.

## OUTSIDE TO THE FRONT

A wrought iron fence runs along the roadside boundary. There is a good sized parking area in front off the house opening onto which is the SINGLE GARAGE. To the side of the drive is a stoned border and mature Silver Birch. A gate opens onto a side passage leading to the main garden.

## THE MAIN GARDEN

The main garden has been beautifully landscaped. There is a large terrace adjoining the house perfect for outdoor dining and entertaining. There is a lawn with stone edged flower and herbaceous borders running around the perimeter. A path leads up the side of the lawn to a garden shed.

## COUNCIL TAX

Harborough District Council Rating D.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	











Ground Floor



1st Floor



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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5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF  
Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS  
Sales: **0116 2796543**

foxcountryproperties.co.uk