



REZIDE
GROUP



GUIDE PRICE £615,000
FOLLEY ROAD, KIBWORTH BEAUCHAMP,



Welcome to Folley Road, an impressive five-bedroom detached family home situated in a peaceful cul-de-sac within the desirable village of Kibworth. Built in 2007 by the renowned David Wilson Homes, this stunning residence has been thoughtfully enhanced, creating an exceptional open plan living space which is ideally tailored for modern family life.



Upon entering, you are welcomed by a spacious entrance hall leading to a study, ideal for home working, a formal lounge with a feature fireplace, and convenient downstairs WC. The spectacular open-plan kitchen/lounge/diner boasts a modern range of fitted units, integrated appliances, a breakfast bar, and tiled flooring, all complemented by dual sets of French doors and bi-fold doors that flood the space with natural light. Adjacent to the kitchen, the utility room provides additional storage and laundry facilities.







The heart of this home is the magnificent open-plan reception area, a seamless blend of the breakfast kitchen, dining room, and secondary lounge. This thoughtfully designed space is bathed in natural light, thanks to the bi-fold doors that open directly onto the private, south-facing rear garden. This feature not only maximizes indoor-outdoor living but also provides the perfect setting for entertaining guests or enjoying relaxed family gatherings throughout the year.







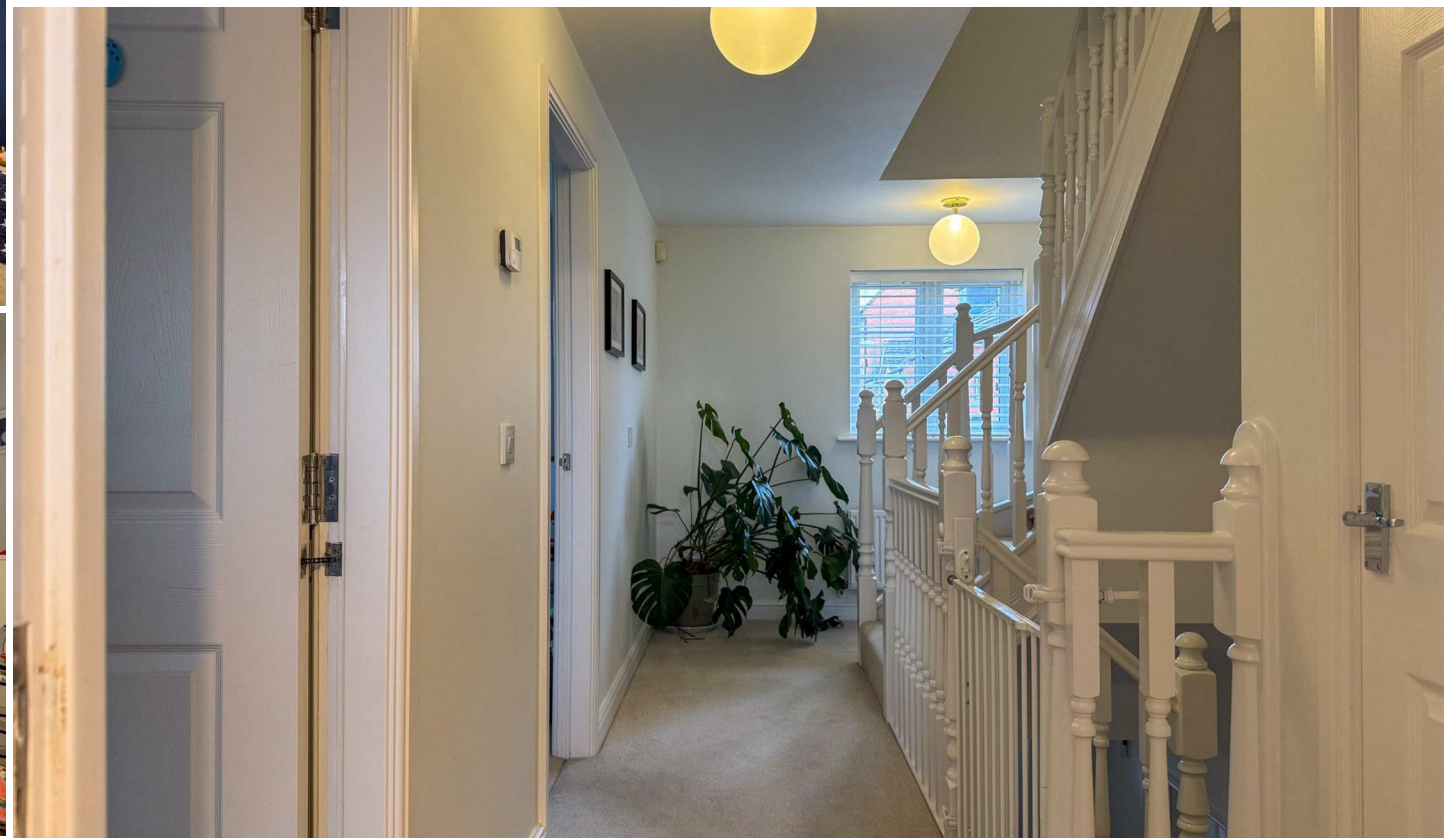
Ascending to the first floor, you will find the luxurious master suite, complete with a spacious bedroom, a walk-in dressing area with three double fitted wardrobes, and a beautifully refitted en-suite featuring a bath, double shower cubicle, wash hand basin, and WC. Two further well-appointed bedrooms on this level benefit from fitted wardrobes and share the Jack and Jill bathroom, which is equipped with a bath, double shower cubicle, wash hand basin, and WC. A generous landing area offers additional space and links the rooms seamlessly.





The second floor is home to two expansive double bedrooms, both featuring fitted wardrobes and large windows offering scenic views. These rooms share a contemporary family bathroom, fitted with a double shower cubicle, wash hand basin, and WC. The upper floor provides a private retreat, ideal for teenagers or guests.

Externally, this remarkable home boasts a double garage and off-road parking for multiple vehicles. The front garden is beautifully maintained, while the rear garden is a true sanctuary, offering a combination of a paved patio area, lush lawn, and an elevated deck perfect for outdoor seating. Mature trees, shrubs, and borders enhance the privacy of this south-facing garden, ensuring a tranquil setting with uninterrupted sunshine throughout the day. The property further benefits from picturesque views over the green and open fields, with the local cricket ground just beyond.







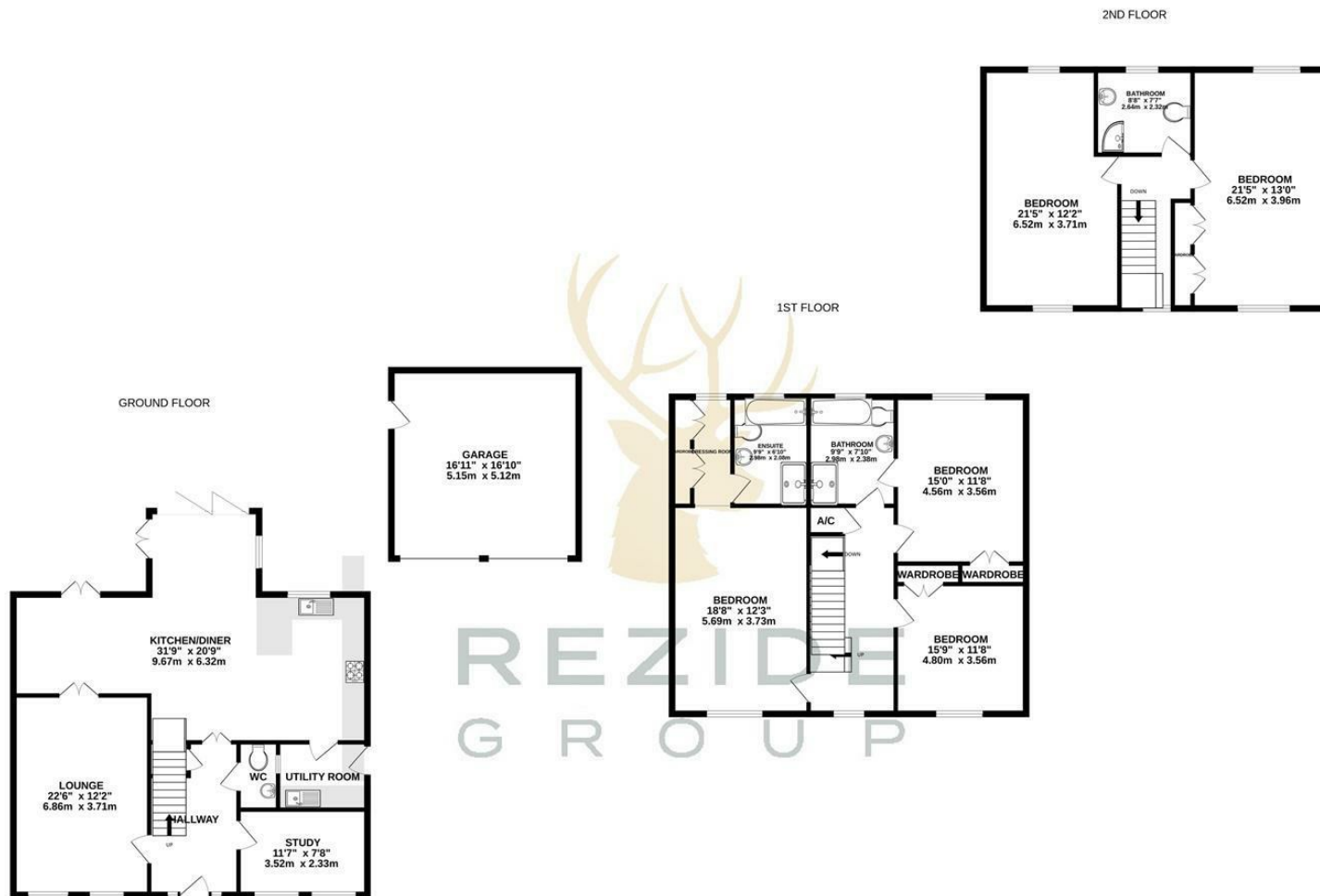








This exceptional family home presents a rare opportunity to acquire a spacious, stylish, and functional residence in a highly sought-after location. With its perfect blend of elegant design, practical living spaces, and stunning outdoor areas, Folley Road is an ideal home for growing families and those who love to entertain.



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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