

34 Fairway  
Kibworth Beauchamp  
Leicester  
LE8 0LB

£475,000

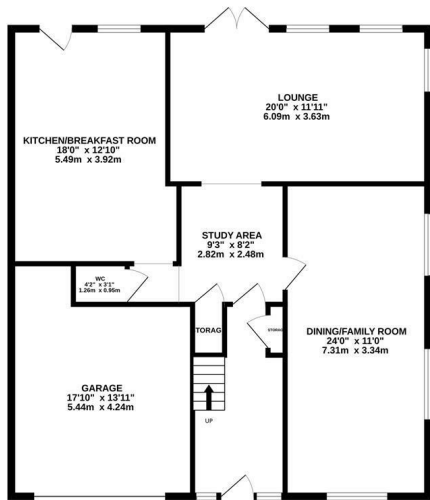


OSCAR JAMES

...expect excellence

# FLOOR PLANS

GROUND FLOOR  
1147 sq.ft. (106.5 sq.m.) approx.



1ST FLOOR  
797 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 1944 sq.ft. (180.6 sq.m.) approx.

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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## AT A GLANCE...



Three reception areas with a living room, dining/family room and study area



Modern kitchen/breakfast room creating a fantastic hub to the home



Four double bedrooms with a further fifth bedroom/office



Guest WC, family bathroom with a four piece suite and an ensuite to the master bedroom



Sizeable rear garden with a generously sized timber decked patio area leading to the paved patio and lawned garden



Off road parking for 3-4 cars and access to the single garage



## WHAT'S GREAT?

This superb four bedroom detached family home has been generously extended and offers a fantastic layout with great flexibility of use. The property is situated in a popular residential area situated in the village of Kibworth with easy access to Leicester and Market Harborough.

The spacious accommodation briefly comprises entrance hall with storage cupboards and leads through to the office/study area, guest WC, well-proportioned dining/family room, modern fitted kitchen/breakfast room providing a fantastic hub to the home, generously sized living room with doors leading to the rear garden. To the first floor you will find the family bathroom with a four piece suite including corner bath and separate shower cubicle, four double bedrooms with the master featuring an ensuite shower room and an additional fifth bedroom/office completes the first floor.

Outside the property expect to see a neat front providing off road parking for 3-4 cars and access to the single garage which benefits from a utility area. The larger than average rear garden benefits from an extensive decked patio area with steps leading to a further patio area and lawned garden with timber storage shed.

...expect excellence



# SELLER'S SECRET

We have loved living here and watching our children grow up. It has been a wonderful family home with many happy memories and I am sure the next owners will love it as much as we have!



## Why we like it....

This property has so much to offer and so many features that will appeal to a wide range of buyers. There is plenty of room for all the family with such an expansive and flexible layout not to mention a great sized garden. It is a must see!

To buy or not to buy....

# OSCAR JAMES

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