



3 Bedroom Well Presented Family Home
1 Rookery Close
Leicester, LE8 0SD

£250,000



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Three-Bedroom Mid-Terrace Home in Quiet Kibworth Location

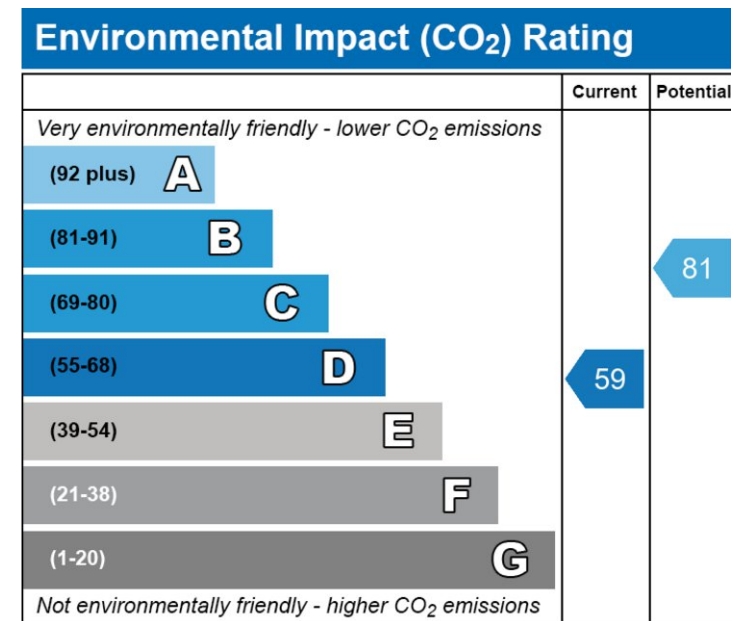
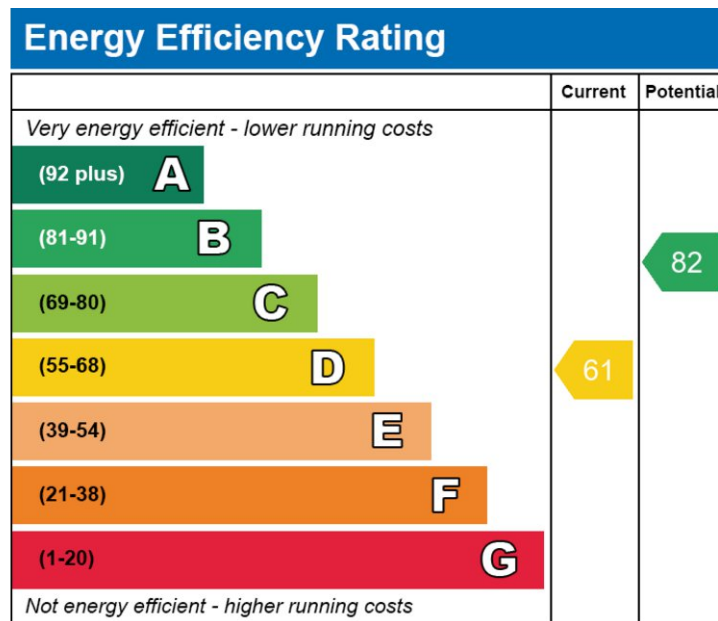
Set within a peaceful residential spot just a short walk from Kibworth's wide range of amenities, this well-presented three-bedroom mid-terrace property offers excellent versatility for families, first-time buyers, or investors. With flexible living space, modern double-glazed windows and doors, and gas central heating, the home is ready to move straight into while also offering potential for future extension.

The accommodation begins with an entrance porch and hallway with stairs rising to the first floor. To the front, a reception room provides the option to be used as a bedroom or an additional living space, while to the rear is a generous lounge/diner alongside a breakfast kitchen, complete with a useful breakfast bar and attractive flooring. The ground floor is further complemented by a family bathroom fitted with a three-piece suite.

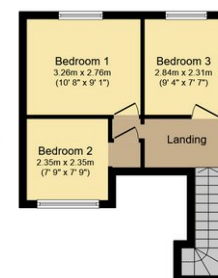
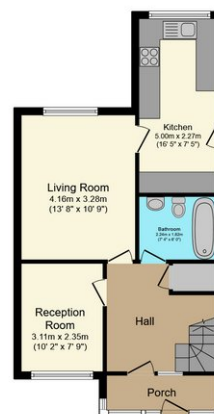
Upstairs, a galleried landing leads to three bedrooms. The property is currently arranged with the original main double bedroom split to create two separate rooms, offering added flexibility for growing families or home-working needs.

Externally, the property enjoys both front and rear gardens, mainly laid to lawn with established borders, while a double-gated side access leads to driveway parking. The rear garden also offers scope to extend to the side, subject to the necessary consents.

Kibworth is a thriving and highly sought-after village, boasting excellent schools, a range of shops, pubs, and eateries, as well as strong transport links to Leicester, Market Harborough, and the wider road network.



1 Rookery Close, Kibworth Beauchamp



Total floor area: 80.1 sq.m. (862 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co

