



4 Bedroom Semi-detached House
46 New Road
Kibworth LE8 0SL

£520,000



46 New Road, Leicester, LE8 0SL

Extended Four-Bedroom Detached Home with Generous Garden in Sought-After Kibworth

Situated within a short walk to Kibworth's village centre, this beautifully presented and thoughtfully extended four-bedroom detached home offers superb family accommodation with a spacious layout, modern comforts, and a generous rear garden complete with a purpose-built office and detached garage.

The accommodation begins with an entrance porch and hallway with stairs rising to the first floor. To the front, a bright lounge provides a welcoming space with a bay window and wooden flooring, while to the rear, a cosy living room offers light-filled space with a log burner complimenting attractive views and access to the garden. The modern kitchen/diner is fitted with contemporary units in an attractive powder blue shade, with integrated appliances, and ample space for family dining, making it the true heart of the home.

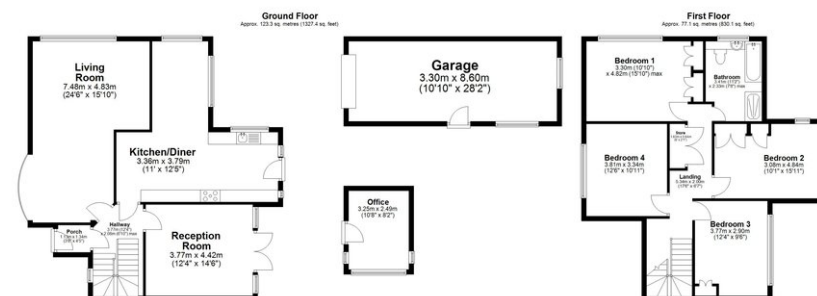
Upstairs, a central landing leads to four well-proportioned double bedrooms all well presented and ideal for family living. The floor is completed by a modern family bathroom fitted with a white four-piece suite and contemporary tiling.

Externally, the property enjoys a large, established rear garden, mainly laid to lawn with mature planting and patio seating areas. A purpose-built garden office provides an ideal space for home working or hobbies, while a detached garage offers further versatility for storage or workshop use.

Further benefits include modern gas central heating fired by a combination boiler, double glazing, and tasteful décor throughout, allowing the next owners to move straight in and enjoy.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		



Total area: approx. 200.4 sq. metres (2157.5 sq. feet)