

## Room Sizes

### Open Plan Living Dining Kitchen

25'5" x 12'2" max

### First Floor Landing

### Bedroom One

12'8" x 11'8"

### En Suite Bathroom

### Second Floor Landing

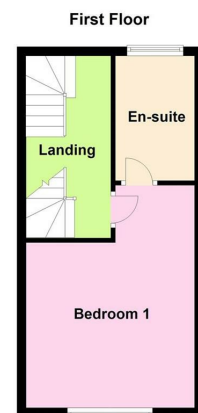
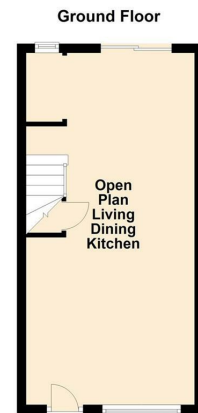
### Bedroom Two

11'8" x 9'

### Bedroom Three

9'2" x 8'6"

### Shower Room



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

**VIEWING** Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

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**OFFER PROCEDURE** If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

**MONEY LAUNDERING** Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Isabel Lane, Kibworth Beauchamp, Leicester LE8 0QQ

£274,950

# The Story Begins

- Beautiful Mid Townhouse Built By John Littlejohn Designer Homes
- Modern Open Plan Living Dining Kitchen
- Three Well Proportioned Bedrooms
- Stylish En Suite Bathroom Room & Shower Room
- Spacious Living Accommodation Over Three Floors
- Low Maintenance Rear Garden
- Allocated Parking Space In A Residents Area
- Viewing Highly Recommended
- EPC Rating - C, Council Tax Band - C & Freehold

# Location Is Everything

The property is located in the highly regarded village of Kibworth Beauchamp and close to open countryside. This village offers excellent shopping and supermarkets including a Co-op store, two health centres, dentists, restaurants, cafes, public houses and post office. The village has excellent sporting and leisure opportunities including tennis, cricket, golf and bowls. The area is well served by local schools including a nursery, primary school and high school, with Stoneygate Preparatory School and Leicester Grammar located in the nearby village of Great Glen. Both Market Harborough and Leicester offer more comprehensive amenities, together with mainline rail services to London St Pancras.



# Inside Story

Holland House is a beautiful home and is situated in a modern development; built by John Littlejohn Designer Homes, offered for sale with no upward chain.

The accommodation includes open plan living at its finest, that provides a lounge & dining area with Karndean flooring running throughout. A great place to entertain family and friends.

To the rear aspect is the fabulous kitchen, fitted with a range of wall and base units contrasting wooden style worktop and incorporating a raised bar. There is a built-in oven, hob and extractor, sink and integrated dishwasher, The under-stairs storage area provides plumbing for a washing machine. A tiled floor runs throughout the kitchen with French doors leading into the courtyard garden.

The first-floor accommodation includes a master bedroom with an adjoining bathroom comprising of a low level wc, wash hand basin, P shaped bath with glass screen and shower over.

There are two further bedrooms and a shower room to the second floor.

Externally this home has allocated parking to the side in a residents only parking area. The rear courtyard is enclosed with mature trees, giving a real sense of privacy, being low maintenance gravelled with raised flower bed to add a touch of colour. A fabulous home set in a wonderful location on Isabel Lane.

