



Barnards Way, Kibworth Harcourt, Leicester, LE8 0RS

**ANDREW
GRANGER & CO**

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Property Description

Situated in the ever popular Kibworth Harcourt, just a stones throw from an array of local amenities, schools and transport links, sits this substantial, 5 bedroom detached executive home. Offering over 2500 sqft of internal accommodation, this stunning property is split over three floors and boasts 5 double bedrooms, 3 bathrooms and 5 reception areas. Finished to an excellent standard throughout and benefitting from a highly enviable plot, this fantastic property is not to be missed.

Downstairs, the property provides ample accommodation for the entire family with plenty of space for everybody to call their own. The main highlight is the contemporary and stylish open plan kitchen/diner which opens onto a large orangery overlooking the garden. On top of this, there is a large lounge which opens onto a dedicated dining area/second reception room, itself providing additional access to the extended orangery. The space on offer is both vast and versatile and perfectly set up for any occasion with the ability to create a free following open space when entertaining, alongside being able to close certain sections off when necessary. You will also find a useful study/playroom at the front of the property, alongside a handy downstairs WC and utility room providing side access out onto the driveway. Upstairs, there are 5 double bedrooms, each offering in built storage areas and 3 bathrooms, two of which are ensuite; split over the remaining two floors. The pick of the bunch is the stunning master suite, a vast double room offering windows to both front and rear aspect, allowing plenty of natural light to come flooding in, alongside a dedicated dressing area and private bathroom.

The desirable south Leicestershire village of Kibworth has a fine public house and two restaurants with more comprehensive village amenities which includes a variety of local shops, schools, doctor's surgery, sporting and recreational facilities alongside great links to Harborough and Leicester.





Key Features

- 5 double bedrooms, all with inbuilt storage and 2 with ensuite
- Stylish open plan kitchen/diner with extended orangery
- A further 3 versatile reception rooms
- Private rear garden with lawn and patio area
- Over 2500 sqft of internal accommodation
- Driveway for multiple vehicles and double garage
- Popular village location with a range of local amenities within walking distance
- Excellent transport links to the larger towns of Market Harborough and Leicester
- Highly enviable plot
- Within the catchment area of a number of well established schools

**Offers Over
£700,000**

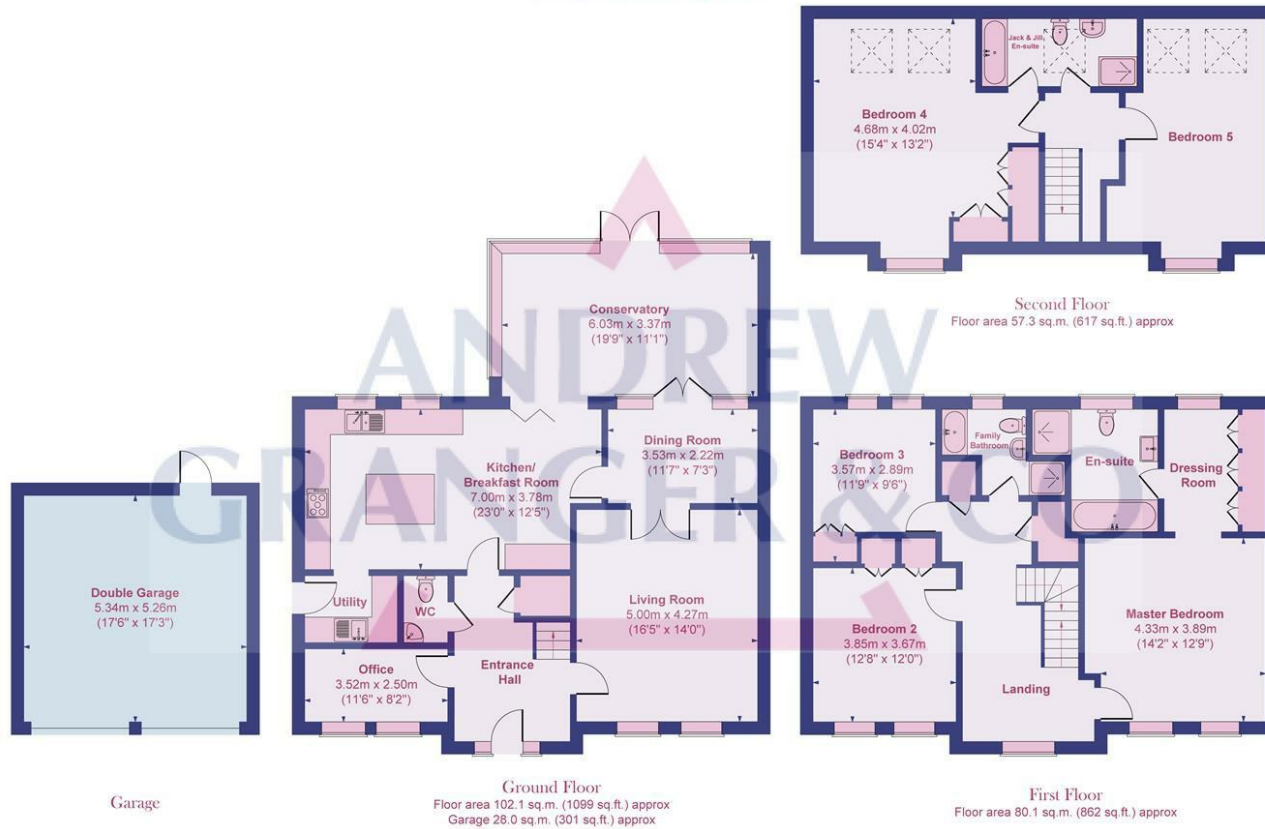






Floorplan

Approximate Gross Internal Area
239.5 sq. m. (2578 sq. ft.)
Garage At 28.0 sq. m. (301 sq. ft.)
Total 267.5 sq. m. (2879 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate. Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - B

Tenure - Freehold

Council Tax Band - G

Local Authority
Harborough

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