



Rookery Close, Kibworth Beauchamp, LE8 0SD



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Property Description

A well appointed three bedroomed semi-detached property having been extended to the ground floor and offering good sized living accommodation across two floors. The property briefly comprises of an entrance porch leading through to a spacious entrance hallway, utility room/cloaks w/c, formal dining room, lounge which enjoys direct views over the rear garden, dining kitchen which has been extended and fitted with a comprehensive range of units and built in appliances with views over the rear garden and access to the garage. To the first floor there are three bedrooms and a modern bathroom suite with walk-in shower and corner bath. Externally, there is a single garage, car standing to the front, rear garden which is set across two levels and extends round to the side of the property with a private patio area and offers a good degree of privacy.

The highly desirable south Leicestershire village of Kibworth Harcourt has a fine public house and two restaurants with more comprehensive village amenities in the adjoining Kibworth Beauchamp which includes a variety of local shops, schools, doctor's surgery, sporting and recreational facilities, parish church and bus services. The nearby A6 provides access to Leicester and Market Harborough, both of which have mainline rail services to London St Pancras. Nearby road networks include the M1 accessible at Junction 20 or 21, and the A14 which links the A1 to the south.

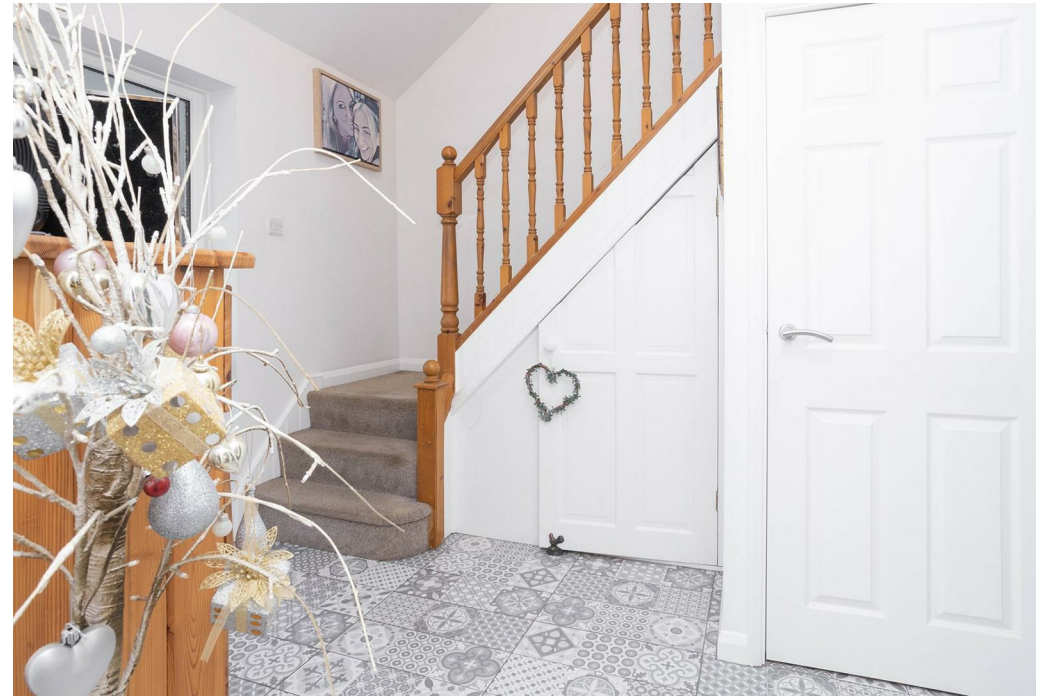


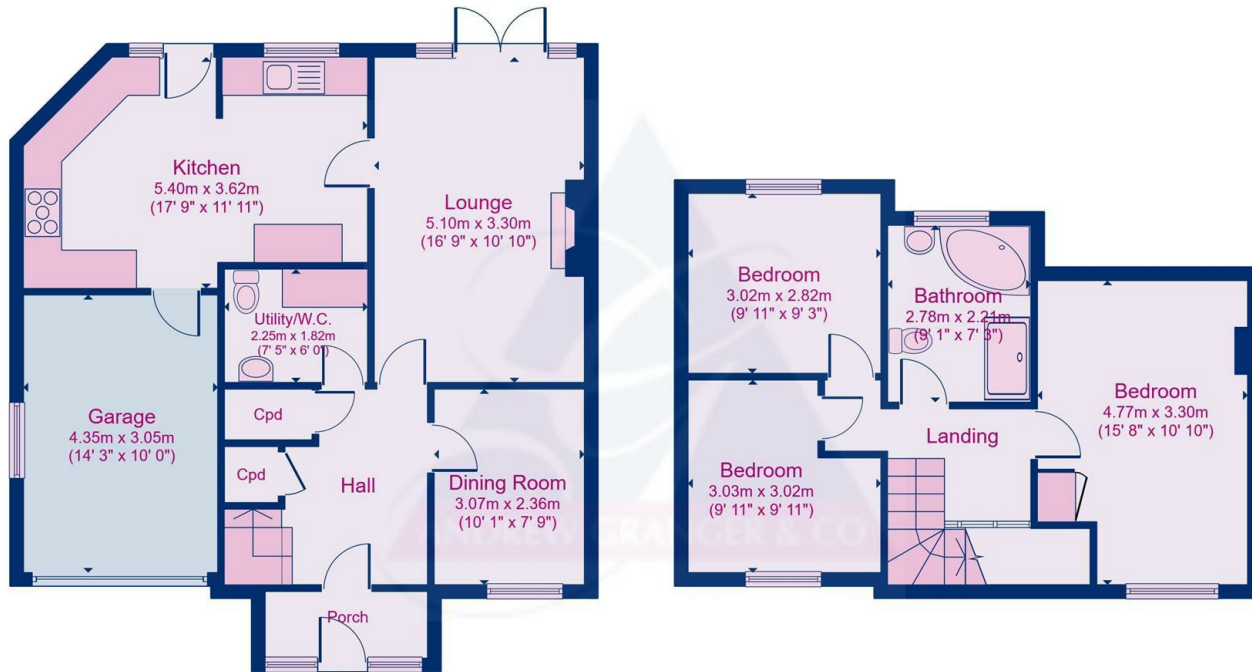


Key Features

- Village Location
- Two Reception Rooms
- Large Extended Dining Kitchen
- Utility/Cloakroom
- Three Bedrooms
- Modern Re-Fitted Bathroom
- Car Standing
- Garage
- Private Garden

£350,000





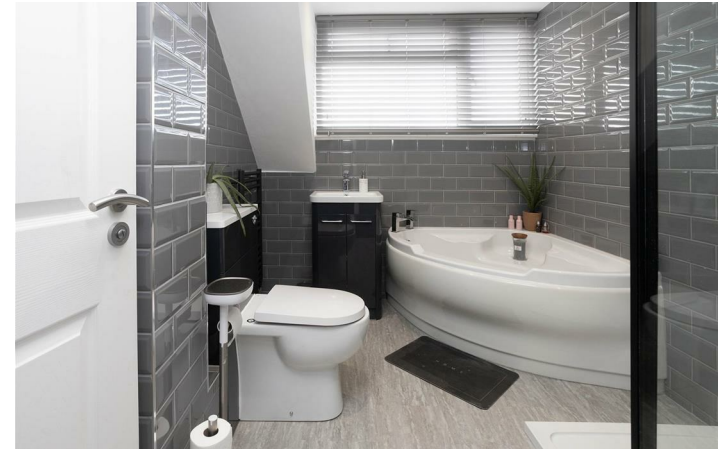
Ground Floor

Floor area 60.1 sq.m. (647 sq.ft.) approx (Excluding Garage)

First Floor

Floor area 47.4 sq.m. (511 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.
Created using Vision Publisher™



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority
Harborough District Council



To view this property please contact our Market Harborough office on 01858 431315



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