



Rose Yard, Kibworth Harcourt, LE8 0XW



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
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# Property Description

A contemporary one bedroom ground floor apartment situated in this former coaching inn offering a well planned living space, comprising, entrance hallway leading through to the bright and airy open plan living/dining kitchen. The kitchen has a range of quality base and wall units, breakfast bar and range of appliances that include, an electric oven, hob, dishwasher and washer dryer. The lounge area is a bright and airy space being a dual aspect room, complimented by Amtico flooring and under-floor heating. The bedroom has a good range of built-in wardrobes providing hanging and storage space, this is further complimented by a modern white bathroom suite by Villeroy & Boch.. Externally, the amenities include a private parking space and dedicated bike store with CCTV for security and peace of mind.

The village of Kibworth lies approximately equidistant of Market Harborough and Leicester. Kibworth has an excellent range of local shops, a Co-op store, restaurants, public houses, excellent leisure amenities, doctor's surgery, schools, fine parish church and bus services. In addition to local schools, Leicester Grammar and Stoneygate Preparatory Schools are located in the village of Great Glen. The nearby centres of Leicester and Market Harborough offer more comprehensive shopping and supermarket facilities together with mainline rail services to London St Pancras. The M1 is accessible at either Junctions 20 or 21, and the A14 lies to the south.



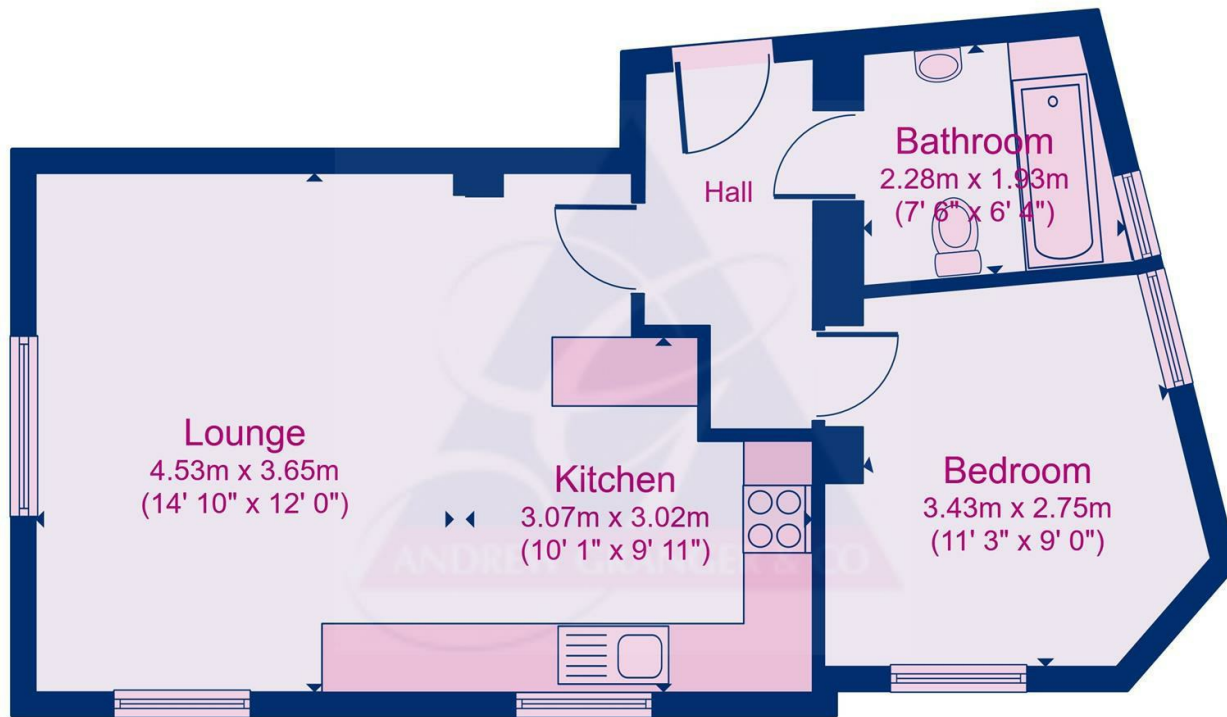


## Key Features

- Contemporary & Stylish Open-Plan Living
- Kitchen with Built-in Appliances
- Bright & Airy Living Room
- Bedroom with Built-in Wardrobes
- Modern Bathroom Suite
- Allocated Parking Space
- Close to Village Centre
- Nest controlled central heating
- Leasehold 995 years
- Service Charge curenly £1387.78 per annum Ground Rent £1.00 per annum

**£187,950**





**Crown House**

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



EPC Rating - C

Tenure - Leasehold

Council Tax Band - A

Local Authority  
Harborough District Council



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



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