



Marsh Drive, Kibworth Harcourt, LE8 0NT



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Property Description

A traditionally designed bay fronted three bedroomed detached family house located on a tree-lined avenue within the highly sought after south Leicestershire village of Kibworth Harcourt.





Key Features

- Detached family house
- Located on tree-lined avenue
- South Leicestershire village
- Potential for modernisation & extension, s to planning
- 2 reception rooms
- Kitchen, utility and cloaks/wc
- 3 bedrooms
- Bathroom and separate wc
- Delightful garden
- No chain!

Price Guide
£335,000

SUMMARY

Offering potential for modernisation and extension, subject to planning, the property benefits from gas fired central heating and mostly double glazed windows, and includes an entrance porch, hallway with fitted cloakroom/wc off, dining room with bay window to front, lounge with attractive brick fireplace and patio doors leading out to the rear garden. The kitchen has built-in appliances, and there is a utility room with a white deep glazed Belfast sink.

On the upper floor off a central landing are three bedrooms each with built-in wardrobes, a bathroom and separate wc.

To the front of the house is an attractive garden and paved driveway giving access to a single garage with up and over door to front and rear door out. Most attractive rear garden of good size with patio, lawn, flower and shrub borders and greenhouse.

LOCATION

The property is located just off the A6 on an attractive tree-lined avenue within the highly desirable south Leicestershire village of Kibworth Harcourt approximately equidistant of Market Harborough and Leicester. Kibworth has excellent shopping and supermarket facilities including a Co-op store, public houses, restaurants, a library, sporting and leisure opportunities, a doctors surgery and bus services. Schools include Kibworth Mead Academy and Kibworth Primary School, in addition to which Great Glen has Leicester Grammar and LGS Stoneygate School. For the commuter, both Market Harborough and Leicester have mainline rail services to London St Pancras, the M1 is accessible at Junctions 20 or 21, and the A14 lies to the south.

ACCOMMODATION IN DETAIL

With the benefit of gas fired central heating and mostly double glazed windows, the accommodation comprises:

GROUND FLOOR

ENTRANCE PORCH

UPVC double glazed entrance door.

HALL

Glazed inner door, built-in cloaks cupboard, staircase off.

CLOAKROOM/WC

With low flush wc and corner wash hand basin.

DINING ROOM

Bay window to front, electric fire, fitted shelving and radiator.





LOUNGE

Attractive brick fireplace, glazed display cabinet, night storage heater, UPVC double glazed sliding patio doors leading out to the rear garden.

KITCHEN

Range of base and wall cupboards, working surfaces, stainless steel sink unit, built-in oven, four ring gas hob unit, extractor hood over, double glazed window overlooking the rear garden.

UTILITY ROOM

Double glazed windows to two elevations, white deep glazed Belfast sink, plumbing facilities for washing machine, double glazed side door out.

FIRST FLOOR

LANDING

Secondary glazed side window.

BEDROOM ONE

Built-in range of units comprising two double wardrobes, central dresser, cupboards over, radiator, double glazed bay window to front.

BEDROOM TWO

With wash hand basin, radiator, UPVC double glazed window overlooking the rear garden, built-in wardrobes.

BEDROOM THREE

Two UPVC double glazed windows to the front, built-in wardrobe.

BATHROOM

Panelled bath, shower over, wash hand basin, double glazed window, built-in airing cupboard.

SEPARATE WC

With low flush wc and double glazed window.

OUTSIDE

Attractive front garden with flower and shrub bed, paved driveway leading to:

GARAGE

With up and over door to front and rear door.

Attractive landscaped garden of good sized with paved patio, lawn, flower and shrub borders, herbaceous bed to rear, aluminium framed greenhouse.



Floorplan

Approximate Gross Internal Area

100.3 sq. m. (1080 sq. ft.)

Garage At 16.9 sq. m. (182 sq. ft.)

Total 117.1 sq. m. (1260 sq. ft.)



Ground Floor

Floor Area 52.9 sq.m. (569 sq.ft.) approx
Garage 16.9 sq.m. (182 sq.ft.) approx

First Floor

Floor Area 47.3 sq.m. (509 sq.ft.) approx

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 - E

Tenure - Freehold

Council Tax Band - D

Local Authority
Harborough

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Market Harborough office on 01858 431315



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