



South Way., Kibworth Beauchamp, LE8 0SH



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Property Description

A three bedroom detached Georgian style home located in this much sought after road, located close to the village centre.

The spacious entrance hall way has a cloakroom off which is fitted with a modern suite, a dog leg staircase rises to the first floor landing, and a connecting door leads through into the lounge which has a window to the front, ceiling cornice and recessed lighting, bi fold doors lead through into the well appointed living kitchen boasts a good range of white high gloss units with an inset sink with drainer, complimentary worktop and an integrated electric double oven and hob and hood above, fridge freezer and dishwasher, the seating area leads through to a dining area which enjoys views and direct access into the rear garden. To the first floor the landing gives access to three well proportioned bedrooms and a modern bathroom suite which comprises of a shaped shower bath with screen, close coupled w/c and wash hand basin, tiled floor and a window to the rear.

Outside, to the front there is a paved driveway with car standing for two cars, to the side is a shared drive that gives access to the garage. The rear garden has a raised decked area with shaped artificial lawn, conifer hedge all of which is enclosed by timber fencing.

The property is located just off the A6 on an attractive road 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





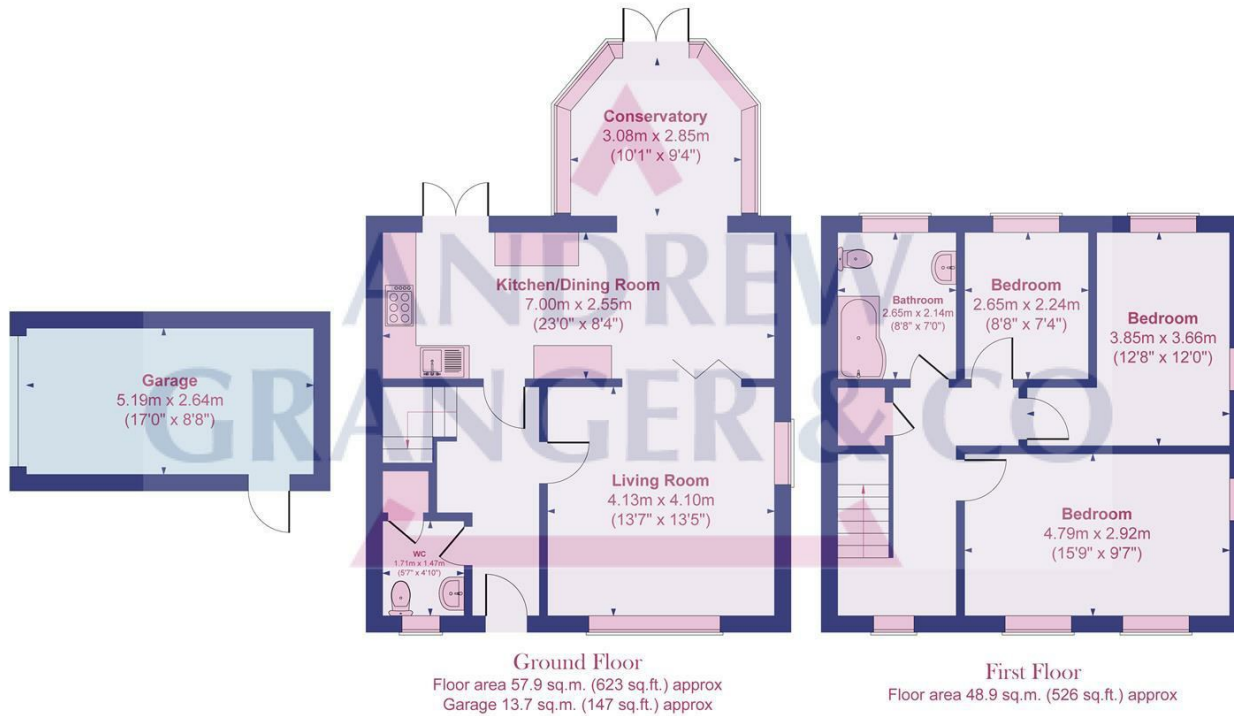
Key Features

- Detached Family Home
- Well Planned Living Space
- Lounge
- Living Kitchen
- Three Bedrooms
- Modern Bathroom
- Garage
- Car Standing
- Gardens
- Village Location

**Offers Over
£400,000**



Approximate Gross Internal Area
 106.8 sq. m. (1149 sq. ft.)
 Garage At 13.7 sq. m. (147 sq. ft.)
 Total 120.6 sq. m. (1298 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 - D

Tenure - Freehold

Council Tax Band - E

Local Authority
 Harborough District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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



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