



Chapel Close, Kibworth Harcourt, LE8 0XH

# Property Description

An impressive and well appointed detached family home providing contemporary style living, located on the north side of the village. The property offers well planned living space set across two floors with the accommodation being briefly arranged as follows:

A bright and spacious entrance hallway gives access to the ground floor cloakroom which has been fitted with a two piece white suite. A connecting door from the hallway leads to the lounge, which is located to the rear of the property and boast views and direct access to the rear garden and a feature surround which provides a focal point to the room. The family room/study provides a good space for homeworking or family activities, the well appointed kitchen is a bright and airy dual aspect room, that has been fitted with a comprehensive range of high gloss base and wall units, and this is complimented by a solid wood worktop, inset enamel sink with drainer. Integrated appliances include an electric double oven, induction hob with hood over, dishwasher and fridge freezer, the utility room has plumbing for appliance and space for a tumble dryer with a door that gives access out to the rear garden.

Approached from the first floor central landing are four bedrooms, the principle bedroom boasts an en-suite shower room with a three piece suite and the family bathroom, which is fitted with a white suite comprising of a bath with shower over, wash hand basin and w/c.

Outside: To the front of the property there is a pathway which is flanked by a shaped lawn and shrub borders, this extends to the side of the property where there is an EV charge point and a driveway which has space for up to three cars. The attached single garage has been divided into a storage area a useful home office, gym area with power and lighting connected which is accessed via the side door. The rear garden is well maintained with a patio area ideal for entertaining, shaped lawn with well stocked borders and a vegetable plot.





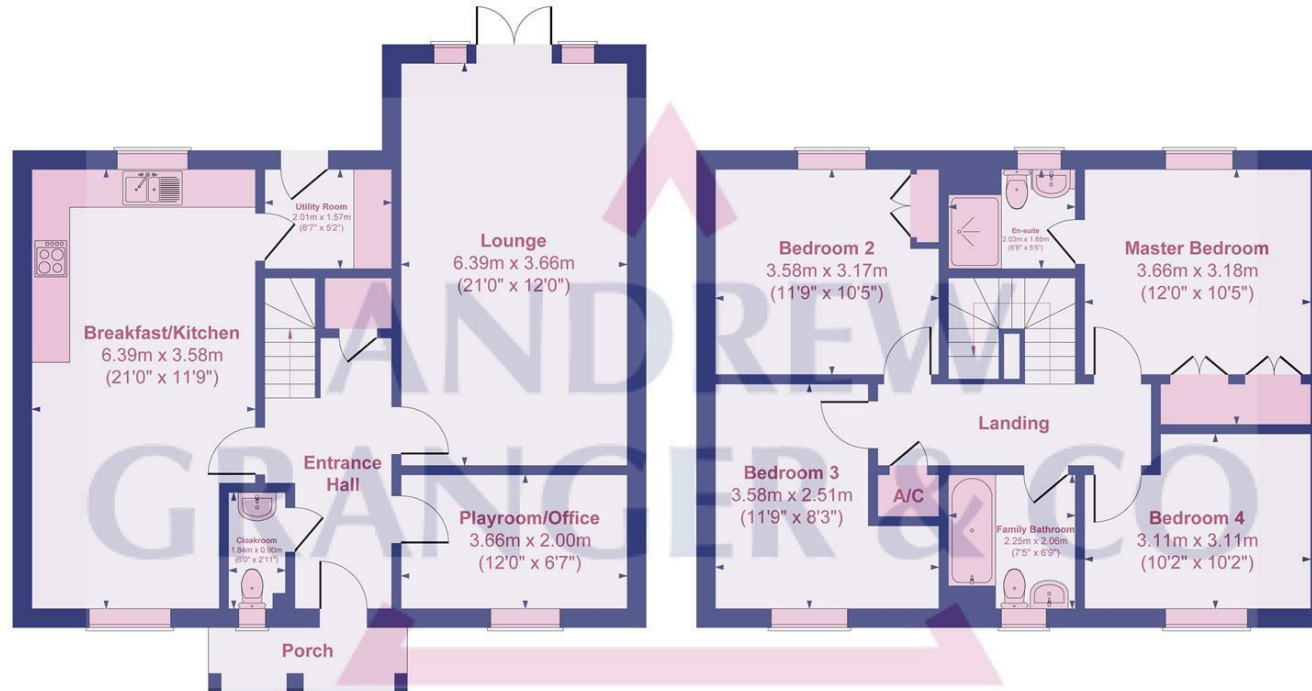
## Key Features

- Detached Family Home
- Two Reception Rooms
- Dining Kitchen with Built in Appliances
- Utility Room, Cloaks w/c
- Principle Bedroom with En suite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Garage and Car Standing
- Front and Rear Gardens

**Offers Over  
£490,000**



**Approximate Gross Internal Area  
133.7 sq. m. (1439 sq. ft.)**



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co [orders@asbuillenergysurveys.co.uk](mailto:orders@asbuillenergysurveys.co.uk)



EPC Rating - B

Tenure - Freehold

Council Tax Band - E

Local Authority  
Harborough District Council

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