



**Marsh Drive, Kibworth Harcourt, LE8 0NT**

**ANDREW  
GRANGER & CO**

Part of  
**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS



# 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**







## 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](mailto:orders@asbuiltenergysurveys.co.uk)



EPC Rating - E

Tenure - Freehold

Council Tax Band - D

Local Authority  
Harborough

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 (Sales) office on 01856 431315

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