



Rectory Lane, Kibworth Beauchamp, LE8 0NW



Part of





Key Features

- Stylish Detached Family Home
- Individually Designed
- Three Reception Rooms
- Four Bedrooms (Principal Bedroom With En-Suite Shower Room)
- Family Bathroom
- Car Standing
- Double Garage
- Mature Gardens
- Planning Permission To Extend
- No Upward Chain

Price Guide
£575,000

SUMMARY

An individually designed and well appointed four bedroomed detached family house built by Messrs Cox within this highly desirable and much sought after part of Kibworth Beauchamp. The property has the provision of gas fired central heating & double glazed windows, and is stylishly presented. The spacious interior is approached via an impressive reception hallway with cloakroom off, three reception rooms, well appointed kitchen and utility room.

To the first floor is a spacious central landing, principal bedroom with en-suite, three further bedrooms and a family bathroom. Externally, there is car standing to the front, double garage and the gardens form a most attractive feature of the property, being well maintained and landscaped, and offering a high degree of privacy.

A multi-pane door leads from the entrance porch to an impressive reception hallway with ceramic tiled floor and connecting doors leading through to the reception rooms, cloakroom fitted with a white two piece suite with useful hanging rail. Lounge with attractive fireplace with living flame coal gas fire and surround, archway leads through to family room which enjoys views over the rear garden, built-in display cabinets and shelving. The well appointed kitchen boasts a range of built-in base and wall units with ceramic twin bowl sink unit, plate rack, display glazed cabinets, Rangemaster oven with two ovens and six ring gas hob with hood above, tiled splashbacks to water sensitive areas, tiled floor, windows overlook the rear garden, door leading through to the formal dining room which enjoys direct access to the rear garden and connecting door to the utility room with door to the side if the property.

On the first floor is the spacious landing which gives access to four bedrooms. The principal bedroom has fitted wardrobes which provide hanging and storage space, connecting door leads through to the recently refitted shower room with shower unit, WC, wash hand basin with useful storage cupboards below. The family bathroom is fitted with a white suite comprising of panelled bath with shower attachment and electric shower over, WC and wash hand basin and tiled splashback to water sensitive areas.

Externally, there is an attractive walled front garden offering a high degree of privacy with well stocked flower and shrub borders. External security sensor lighting, driveway providing car standing for two vehicles which in turn leads to the double garage. Side access to the rear of the property via a gated entrance. The rear garden boasts a high degree of privacy with patio area, steps lead up to a decked seating area, well stocked borders, rockery, outside lighting and tap. Please note that the property benefits from planning. Planning Reference 22/01027/FUL Erection of a two storey side extension and single storey rear extension,.

The highly regarded village of Kibworth Beauchamp offers excellent shopping and a supermarkets including a Co-op store, health centres, butchers, dentists, restaurants, cafes, public houses and post office. The village has excellent sporting and leisure opportunities including tennis, cricket, golf and bowls. The area is well served by local schools including a nursery, primary school and high school, with Stoneygate Preparatory School and Leicester Grammar located in the nearby village of Great Glen. Both Market Harborough and Leicester offer more comprehensive amenities, together with mainline rail services to London St Pancras. approximately 1 hour.

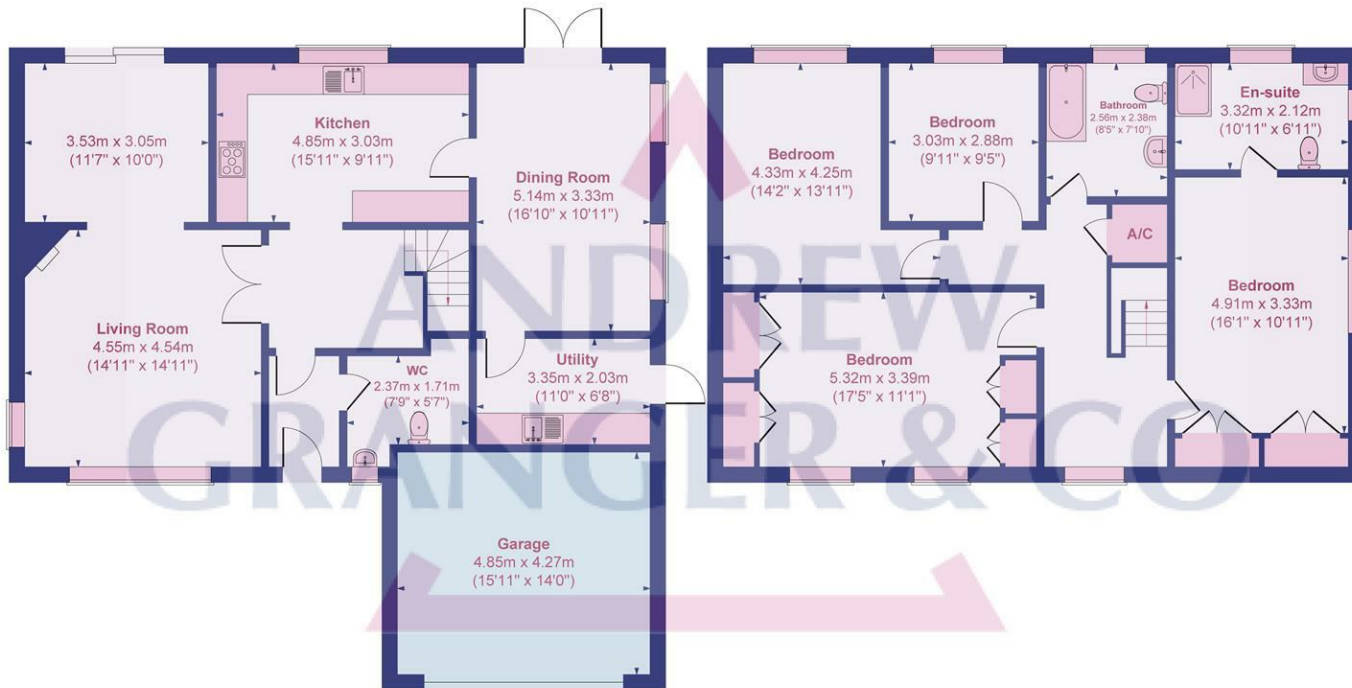






Floorplan

Approximate Gross Internal Area
183.9 sq. m. (1979 sq. ft.)
Garage At 20.7 sq. m. (223 sq. ft.)
Total 204.6 sq. m. (2202 sq. ft.)



Ground Floor
 Floor area 90.9 sq.m. (978 sq.ft.) approx
 Garage 20.7 sq.m. (223 sq.ft.) approx

First Floor
 Floor area 93.0 sq.m. (1001 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@asbuillenergysurveys.co.uk



EPC Rating - D

Tenure - Freehold

Council Tax Band - F

Local Authority
 Market 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 (Sales) office on 01858 431315