



**The Lea, Kibworth Beauchamp, LE8 0SE**

Part of  
**ANDREW  
GRANGER & CO**

**SHELDON  
BOSLEY**  
KNIGHT

LAND AND  
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# Property Description

This 5 bedroom, three storey family home offers flexible accommodation across three floors, Ideal for modern living with a spacious dining kitchen complimented by a sitting room and garden room that enjoy direct access to the rear garden., The property is well presented throughout and is conveniently situated just a few minutes walk from the centre of Kibworth Beauchamp village.

The accommodation briefly comprises of an entrance hall with cloaks/wc off, generous sitting room which leads through to a garden room, 28' kitchen/dining room which has built-in appliances and enjoys direct access to the rear garden. To the first floor there is a principal bedroom with en-suite shower room, three further bedrooms and family bathroom. To the second floor there is a principal bedroom suite which comprises of an en-suite shower room, dressing room/television room and bedroom. Externally there is car standing to the front for up to three vehicles, well maintained rear garden predominantly laid to lawn and has a south facing aspect, stocked with a variety of mature shrubs and trees.







## Key Features

- Three Storey Five Bedroom Mews Style Home
- Entrance Hallway, Cloaks w/c
- Living Room
- Garden Room
- 28' Kitchen/Dining Room with Built In Appliances
- Second Floor En-suite Principal Bedroom Suite
- Four Further Bedrooms
- Family Bathroom
- Car Standing, Car Port
- South Facing Garden

**Offers Over  
£600,000**



## ACCOMMODATION IN DETAIL

### GROUND FLOOR

#### ENTRANCE HALL

Stairs rising to first floor, radiator, door leads through to:

#### CLOAKROOM/WC

WC, wash hand basin, radiator and window to front elevation.

#### SITTING ROOM

17'0" x 13'9" (5.18 x 4.19)

Engineered oak flooring, mock fireplace which provides a centre piece to the room, ceiling coving, French doors lead through to:

#### GARDEN ROOM

12'2" x 11'8" (3.71 x 3.56)

Engineered oak flooring, two radiators, bi-fold doors which invited the garden into the house.

#### DINING KITCHEN

28'9" x 10'4" (8.76 x 3.15)

Fitted with a comprehensive range of matching base and wall units, range style oven with with hood over, integrated fridge freezer, wine rack, dishwasher and microwave, tiled floor, range style oven, windows to both front and rear elevations, french doors to the rear garden connecting door leading through to the car port.

#### FIRST FLOOR LANDING

Radiator and deep window to front elevation, connecting doors to:

#### BEDROOM 2 GUEST ROOM

15'6" x 10'0" (4.72 x 3.05)

Radiator, fitted wardrobes provide hanging and storage space, window to rear elevation and connecting door to:

#### EN-SUITE

Comprising of wc, wash hand basin, vanity unit, tiled floor, fitted wardrobe and shower cubicle.

#### BEDROOM 3

13'0" x 10'1" (3.96 x 3.07)

Fitted wardrobes provide hanging and storage space, radiator and window to rear elevation.

#### BEDROOM 4

10'9" x 9'5" (3.28 x 2.87)

Radiator and window to rear elevation.

#### BEDROOM 5

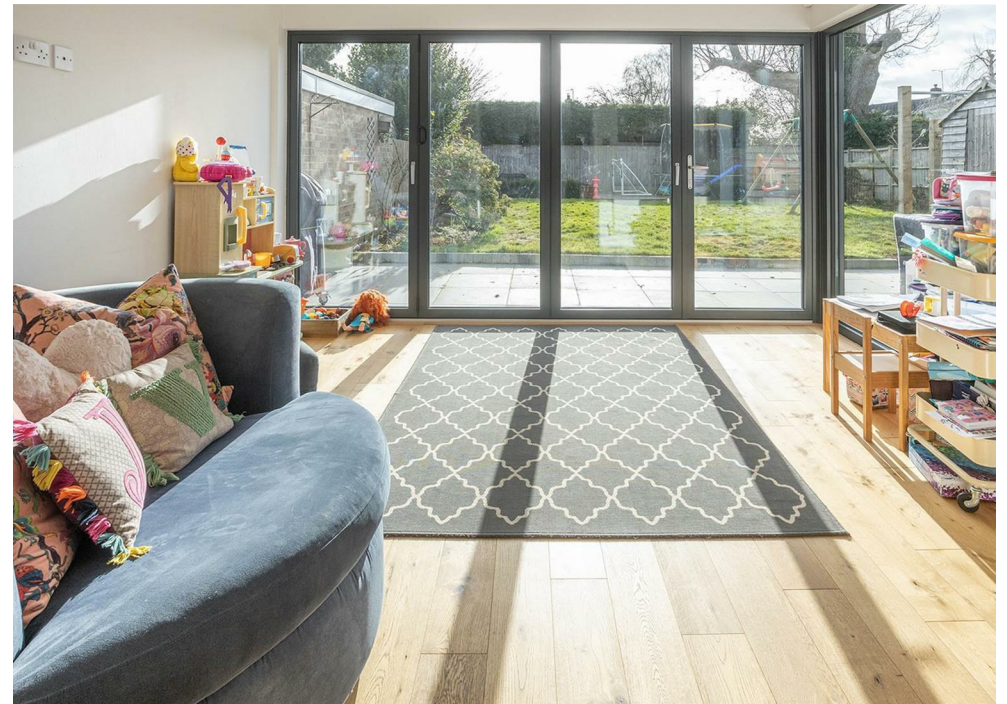
9'8" x 9'5" (2.95 x 2.87)

Radiator and window to front elevation.

#### FAMILY BATHROOM

Comprising of vanity wash hand basin, wc, tiled floor, shower bath, heated towel rail, window to front elevation.

### SECOND FLOOR





### PRINCIPAL BEDROOM SUITE

Comprising of landing with useful eaves storage space and:

### TV ROOM/DRESSING ROOM

10'7" into eaves x 10'8" (3.23 into eaves x 3.25)

Eaves storage space, skyline window to front elevation.

### MASTER BEDROOM

10'7" into eaves x 10'0" into eaves (3.23 into eaves x 3.05 into eaves)

Feature sloping ceiling's with useful eaves storage space.

### EN-SUITE.

Comprising of vanity wash hand basin, shower and close coupled wc, window to front elevation.

### OUTSIDE

Driveway to the front of the property providing standing for up to three vehicles, garage door which leads through to:

### CAR PORT

24'6" x 10'0" (7.47 x 3.05)

Opening to the rear to:

### FORMER GARAGE

21'8" x 8'6" (6.60 x 2.59)

Power and lighting, plumbing for appliance, window and door to garden.

The rear garden is predominantly laid to lawn with shrub borders, well maintained and is south facing.

### VIEWING & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From Market Harborough, proceed northbound towards Leicester via the A6, turning left just before the Coach & Horses public house and left into Rectory Lane, right into The Lea where whereupon the property is located on the right hand side.

### FIXTURES & FITTINGS

Fixtures and fittings mentioned in these particulars are included in the sale - all other items regarded as owners fixtures and fittings may be removed.

### ENERGY PERFORMANCE CERTIFICATE

EPC Rating C.

### COUNCIL TAX

Council Tax Band E. For further information contact Harborough District Council 01858 828282

### MONEY LAUNDERING

To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.

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# Floorplan



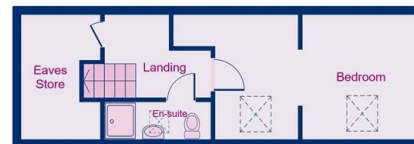
**Ground Floor**

Floor Area (Gross Internal) 69.9 sq.m. (752 sq.ft.) approx



**First Floor**

Floor Area (Gross Internal) 75.1 sq.m. (808 sq.ft.) approx



**Second Floor**

Floor Area (Gross Internal) 34.7 sq.m. (373 sq.ft.) approx

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EPC Rating - C

Tenure - Freehold

Council Tax Band -

Local Authority

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 arrange a viewing please contact our Market Harborough (Sales) office on 01858 431315

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