



Barnards Way, Kibworth Harcourt, LE8 ORS

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Property Description

A detached family home situated towards the edge of the highly regarded south Leicestershire village of Kibworth.

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.





Key Features

- Well Appointed Detached Family Home
- Spacious Entrance hallway, Guest Cloaks w/c
- Dual Aspect Living Room,
- Family Room/Study
- Spacious Dining Kitchen, Utility Room
- Principal Bedroom With En-Suite Shower Room
- Two Further Double Rooms And A Single Bedroom
- Family Bathroom
- Established Generous Rear Garden
- Garage, Car Standing

Price Guide
£485,000

THE PROPERTY

GROUND FLOOR

The property is approached through a part glazed entrance door that leads into a spacious hallway, with high polished tiled floor, staircase to the first floor landing, a connecting door leads into the guest cloakroom which comprises of a white suite with a wc and wash hand basin with tiled splashbacks.

The dual aspect living room boasts a feature gas fire with surround and a raised hearth, there is a bay window to the front elevation and a set of French doors that give access out into the rear garden. To the front of the property there is a family room/playroom with a window to the front elevation.

The well appointed dining kitchen has been fitted with a good range of high gloss base and wall units with a complimentary work top, inset sink with drainer, twin electric ovens, 6 ring gas hob with hood over, integrated fridge freezer and a dishwasher. The high polished tiled floor continues into the dining area which is a bright and airy space with a set of French doors leading out into the rear garden. The utility room has a range of base and wall units, stainless steel sink with drainer, plumbing for a washing machine and a wall mounted gas boiler.

FIRST FLOOR

To the first floor there is a generous landing area with ideal for a seating/study area with a window to the front elevation, a connecting door leading into the dual aspect principal bedroom which has a range of fitted wardrobes that provide hanging and storage space, a connecting door takes you through into the en-suite shower room which is fitted with a white suite, comprising of a shower unit, w/c and wash hand basin.

There are two further double bedrooms and a single, bedroom two has range of fitted wardrobes. The family bathroom has a shower unit, panelled bath, wc and wash hand basin with tiling to water sensitive areas.

OUTSIDE

To the front there are wrought iron railings on the front boundary, with a hand gate leading to the front garden that has a shaped lawn and established shrub borders.

To the side is a driveway for two cars which in turn leads to a single garage, with up and over door power and lighting connected.

The rear garden is of a generous size being mainly to lawn with a patio area ideal for alfresco dining, well stocked borders, garden shed and summer house, all of which is enclosed by timber fencing.

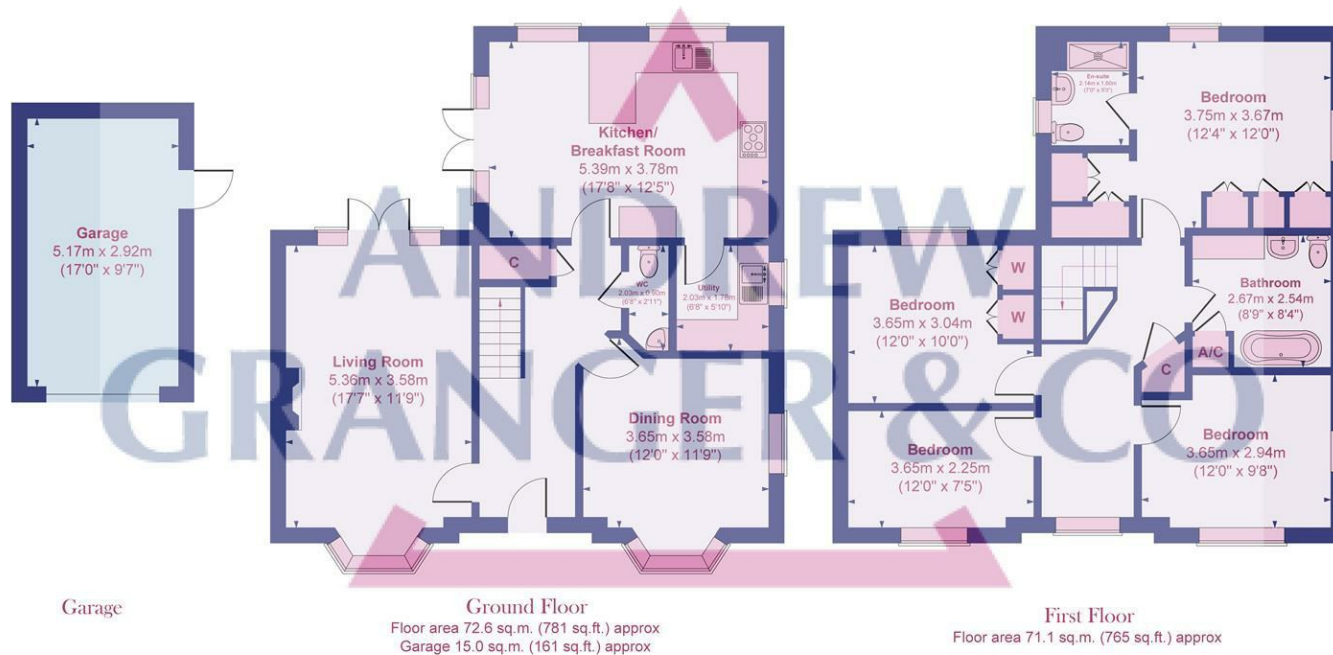






Floorplan

Approximate Gross Internal Area
143.7 sq. m. (1546 sq. ft.)
Garage At 15.0 sq. m. (161 sq. ft.)
Total 158.7 sq. m. (1707 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 - C

Tenure - Freehold

Council Tax Band - E

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



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