



# 11 Imperial Road

Kibworth Beauchamp, Leicester, LE8 0HR

£300,000

Nestled in the heart of a highly sought-after village, just a stone's throw from local amenities and well-regarded schools, this truly charming three-bedroom period residence presents a rare opportunity to acquire a beautifully updated family home that effortlessly combines timeless character with modern convenience.

Upon entering, you are welcomed by an inviting entrance hall, complete with the original mosaic tiled flooring—an elegant nod to the home's rich heritage. From here, the layout flows seamlessly into the principal reception rooms.

To the front, the living room is bathed in natural light courtesy of a bay window, with a striking brick-surround fireplace providing a warm focal point. Engineered oak flooring adds a sophisticated touch, complementing the period aesthetic.

The heart of the home, however, is the newly reconfigured and beautifully appointed open-plan kitchen and dining area. Formerly two separate rooms, the current owners have thoughtfully opened the space to create a stunning kitchen/diner—ideal for modern family life and entertaining. This bright and sociable area boasts a tasteful selection of fitted units with wooden

## Viewing

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.





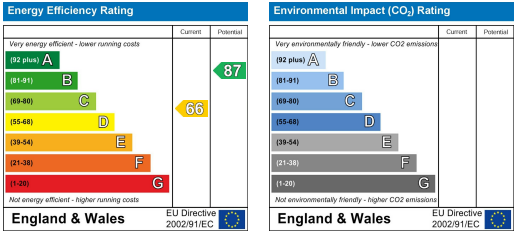
Floor Plan



Area Map



Energy Efficiency Graph



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