



**Orchard House**  
Kibworth Harcourt

**Offers Over £725,000**





**Bedrooms: 4**

**Bathrooms: 2**

**Receptions: 1**

Nestled at the end of an exclusive private cul-de-sac shared with just two other homes, this beautifully presented four bedroom detached property offers the perfect balance of generous space, and modern day living. Set on a substantial 1/3 acre plot, the home is surrounded by mature landscaped gardens and benefits from a larger than average double garage, ideal for multiple cars, storage, or conversion potential.

Step inside, and you're greeted by a spacious entrance hallway that immediately reflects the quality and thoughtful design found throughout. The ground floor features a light filled open plan living space, combining a spacious lounge, dining area, and modern kitchen. This central hub of the home is flooded with natural light and patio doors open out to the rear garden, creating a seamless indoor outdoor experience, perfect for entertaining or family life.

The stylish kitchen is fitted with high quality base and eye level units, integrated appliances, and a central island with breakfast bar, offering both function and elegance. Just off the kitchen is a separate utility room with additional storage and space for laundry appliances, keeping the main living areas clutter free.

Also on the ground floor is a dedicated home office or study and a guest WC, tastefully finished and conveniently located off the hallway.







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The first floor is equally impressive, offering four spacious double bedrooms, each thoughtfully arranged to provide comfort and flexibility. The master bedroom is complete with fitted wardrobes and a modern en suite shower room. The remaining three bedrooms are all generous in size and share a contemporary family bathroom finished to a high standard.

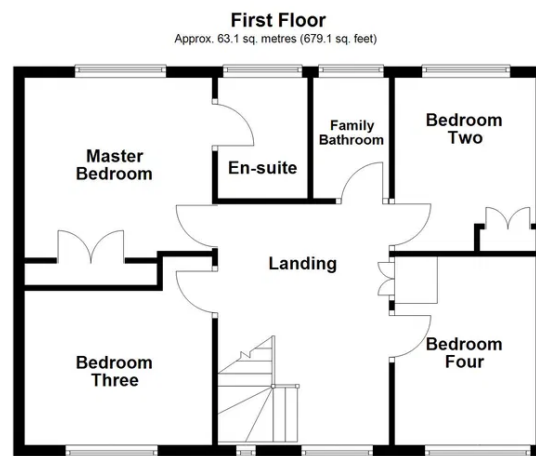
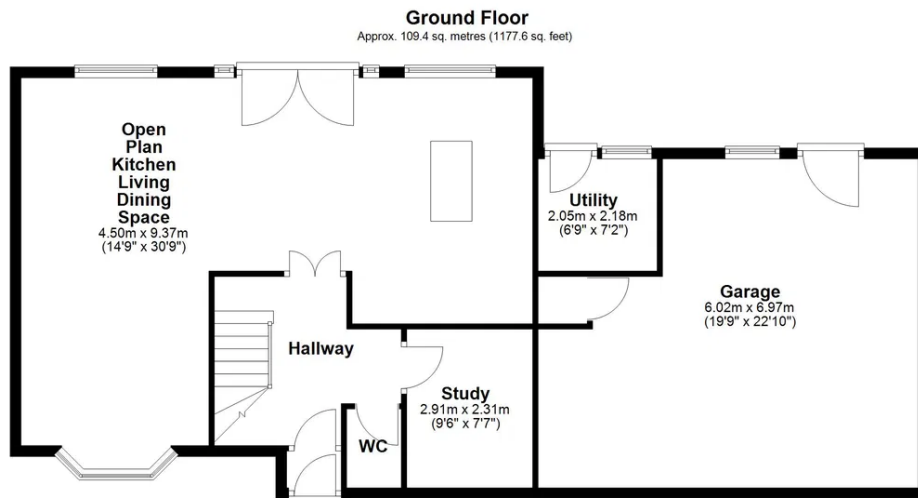
All bedrooms benefit from large windows that provide stunning views of the surrounding gardens and allow natural light to pour in, enhancing the airy and relaxed feel on the first floor.

Outside, the rear garden is a true highlight of the property generously sized and beautifully maintained, it provides an exceptional sense of space and seclusion. Enclosed by a mature, high level hedgerow and a retaining red brick wall, the garden offers a remarkable degree of privacy, making it a peaceful setting for both relaxation and entertaining. Whether you're hosting summer gatherings on the patio, enjoying family time on the expansive lawn, or simply unwinding in the serenity of nature, this outdoor space is a rare and valuable extension of the home.

Truly offering the best of private, modern family living in a highly sought after setting, this exceptional property must be viewed to be fully appreciated.







Total area: approx. 172.5 sq. metres (1856.7 sq. feet)







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