



**Connells**

Barnes Close  
Kibworth Beauchamp Leicester



### Property Description

For sale by Modern Method of Auction, this spacious two-bedroom ground floor apartment is ideally located in the heart of Kibworth. Offering well-proportioned accommodation, the property features a bright open-plan lounge/dining room with Juliet balcony, a fitted kitchen, two double bedrooms, and a modern bathroom.

Externally, there is the added benefit of allocated parking for two cars, along with well-maintained communal grounds. Whether you're a first-time buyer looking to step onto the ladder or an investor seeking a prime rental opportunity, this property represents excellent value in a sought-after village setting.

Offered with no onward chain, and sold via Modern Auction, early viewing is highly recommended.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee

is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance Hall

UPVC Door to Rear, Storage Cupboards, Solid Wood Flooring, Radiator

### Living/Dining Room

15' 9" x 11' 2" ( 4.80m x 3.40m )  
UPVC Window to Front, Juliette Balcony to Front, Radiator

## Kitchen

11' 10" x 5' 7" ( 3.61m x 1.70m )

UPVC Window to Front, Wall & Base Units, Worktops, Boiler, Oven & Hob, Extractor, Stainless Steel Sink, Spaces for Fridge Freezer & Washing Machine

## Bedroom One

10' 6" x 9' 10" ( 3.20m x 3.00m )

UPVC Window to Rear, Radiator

## Bedroom Two

9' 10" x 6' 7" ( 3.00m x 2.01m )

UPVC Window to Rear, Storage Cupboard

## Bathroom

Low Level WC, Wash Hand Basin, Bath with Shower Over, Radiator

## Parking

Two Allocated Parking Spaces









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01162 710612**  
**E [oadby@connells.co.uk](mailto:oadby@connells.co.uk)**

78B The Parade Oadby  
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EPC Rating: C

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/OBY311047](http://connells.co.uk/Property/OBY311047)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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