



Connells

Palmerston Close  
Kibworth Beauchamp Leicester



### Property Description

Discover the epitome of modern living in this exquisite 3-bedroom home nestled in the heart of Kibworth. Elegance and functionality converge in a masterful blend of space and style. This home boasts a unique feature—a converted garage that now serves as an additional reception room, ideal for entertaining guests or creating a versatile space to suit your needs. Step into the garden, and you'll find a charming studio, perfect for pursuing creative hobbies or simply enjoying a serene retreat. The three well-sized bedrooms provide ample room for relaxation and rejuvenation, while their thoughtfully designed layout ensures privacy and comfort for all occupants. The master bedroom, in particular, is a sanctuary of tranquility. Situated close to the village centre, convenience is at your doorstep. Easy access to transport links and local amenities make daily life a breeze. Whether it's a short stroll to the nearby cafes, boutiques, or a quick commute to work, this location ensures you're always well-connected. This stylish home is not just a house; it's an embodiment of contemporary living in a picturesque village. A harmonious blend of modern design and practicality, it offers the ideal canvas for creating a lifetime of cherished memories. Welcome to your dream home in the heart of Kibworth.

### Lounge

16' 7" x 11' 1" ( 5.05m x 3.38m )

### Dining Room

11' 2" x 13' 9" ( 3.40m x 4.19m )

### Kitchen

13' 3" x 5' 1" ( 4.04m x 1.55m )

### Cloakroom

### Bedroom One

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

### Ensuite

### Bedroom Two

8' 1" x 11' ( 2.46m x 3.35m )

### Bedroom Three

8' 1" x 13' 4" ( 2.46m x 4.06m )

### Bathroom

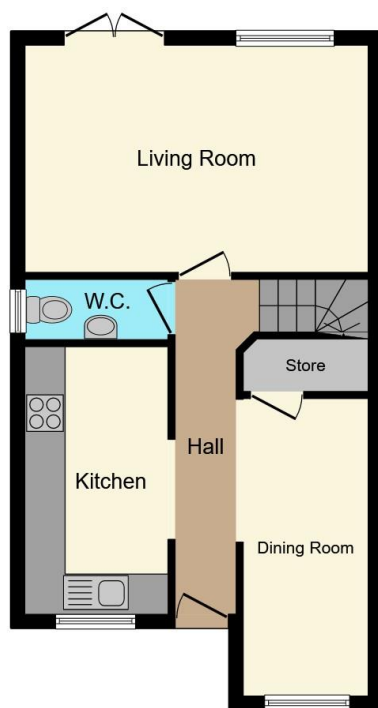
### Garden Studio

16' 4" x 8' 2" ( 4.98m x 2.49m )

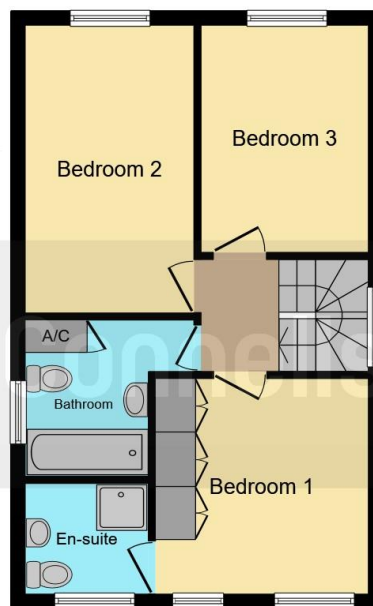








**Ground Floor**



**First Floor**



**Outbuilding**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01858 465 921**

**E [marketharborough@connells.co.uk](mailto:marketharborough@connells.co.uk)**

11 St. Marys Road  
MARKET HARBOROUGH LE16 7DS

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/MKH307611](https://www.connells.co.uk/Property/MKH307611)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MKH307611 - 0003