



Connells

Hillcrest Avenue
Kibworth Beauchamp Leicester



Property Description

This three bedroom semi-detached home is offered to the market with no onward chain. Situated in the ever popular Leicestershire village of Kibworth Beauchamp, this home offers spacious accommodation set over two floors.

The home benefits from a fore garden which provides off-road parking and in addition there is a private and enclosed garden to the rear.

Internally the well appointed accommodation includes a spacious entrance hall that has stairs rising to the first floor and in addition provides access to the lounge which has a window providing a view over the rear garden. The kitchen/diner which is a good sized room again overlooking the garden. From the kitchen/diner you obtain access to an inner hallway where access is obtained to a useful ground floor WC and further storage space currently housing the properties boiler.

To the first floor there are two generous sized double bedrooms and a further single bedroom. Also found to the first floor is the family bathroom that is fitted with a paneled bath with shower over, toilet and sink.

Externally, to the front there is a fore garden that is in part boundaried with a hedge. The majority of the fore garden is laid to lawn and in addition an area has been created that provides off-road parking. There is gated access to the garden from the driveway. To the rear, the enclosed garden has, in the main, been laid to lawn with a further patio

area offering space for alfresco dining and a useful storage shed.

Entrance Hall

Spacious entrance hall that has stairs rising to the first floor and in addition provides access to the lounge and kitchen.

Lounge

12' 9" x 12' 6" (3.89m x 3.81m)

Lounge with window providing views over the rear garden.

Kitchen/Diner

18' 11" x 10' 4" (5.77m x 3.15m)

Large kitchen/diner with breakfast bar and dual aspect windows to front and rear elevations.

Cloakroom

Accessed via the kitchen/diner is an inner hallway where access is obtained to a useful ground floor WC and further storage space currently housing the properties boiler.

Bedroom One

11' 10" x 11' 1" (3.61m x 3.38m)

Master bedroom with fitted storage cupboard and window to rear elevation.

Bedroom Two

10' 4" x 9' 5" (3.15m x 2.87m)

Generous sized double bedroom with fitted storage cupboard and window to rear elevation.

Bedroom Three

7' 9" x 7' 7" (2.36m x 2.31m)

Single bedroom with window to front elevation.

Bathroom

Family bathroom that is fitted with a paneled bath with shower over, toilet and sink.

Outside

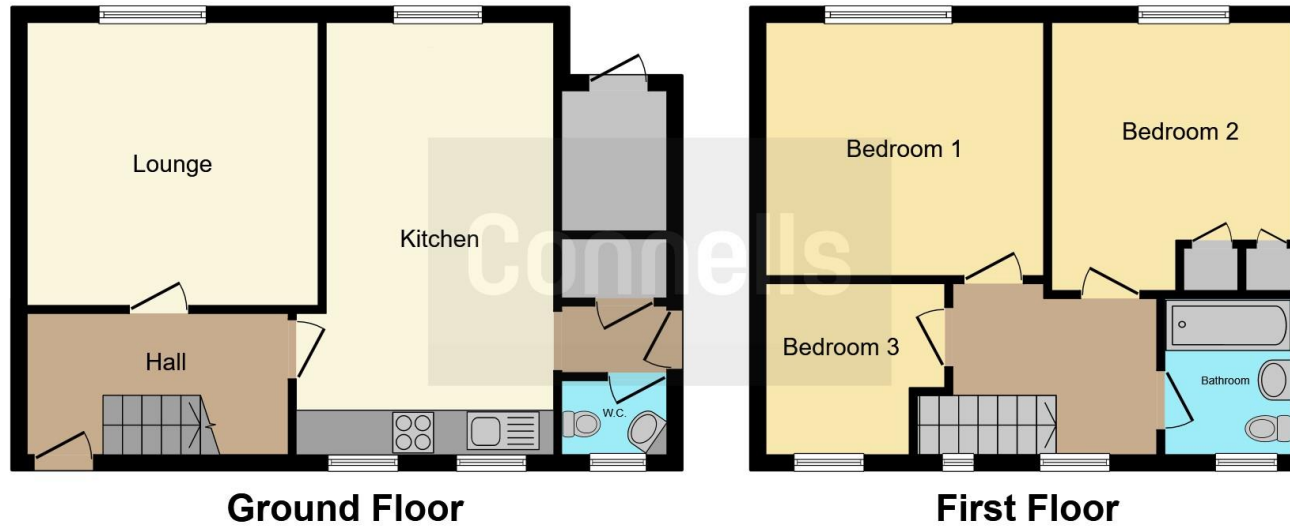
Accessed from the rear garden and integral to the property is a brick built storage room providing further garden storage space. The enclosed garden has, in the main, been laid to lawn with a further patio area offering space for alfresco dining

Externally, to the front there is a fore garden that is in part boundaried with a hedge. The majority of the fore garden is laid to lawn and in addition an area has been created that provides off-road parking.









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

To view this property please contact Connells on

T 01858 465 921
E marketharborough@connells.co.uk

11 St. Marys Road
 MARKET HARBOROUGH LE16 7DS

EPC Rating: D

view this property online connells.co.uk/Property/MKH307650

Tenure: Freehold



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MKH307650 - 0004