



Connells

Fleckney Road
Kibworth Beauchamp Leicester



Property Description

Introducing a charming three bedroom terraced house brimming with potential, ideal for those looking to create their dream home. This property features a welcoming living area with a classic fireplace, perfect for cozy evenings. The layout includes a convenient downstairs shower room, enhancing accessibility for family and guests.

The house benefits from side access to a private garden, offering a tranquil outdoor space for relaxation or gardening. While the interiors require modernisation, this is an exciting opportunity to customise the home to your taste.

Situated in a desirable neighbourhood, close to local amenities and transport links, this property is perfect for families or investors seeking a project. Don't miss the chance to transform this house into your ideal home!

Lounge/Diner

26' 3" x 12' (8.00m x 3.66m)

Entrance is gained through the cottage style front door into the open plan living/dining room with a

feature bay window to the front elevation and a window overlooking the rear garden. The well proportioned space offers excellent potential, with ample space for both living and dining, with a fireplace and stairs that rise to the first floor.

Kitchen

11' 3" x 6' 9" (3.43m x 2.06m)

Fitted Kitchen featuring tiled flooring, a window to the side elevation, and an array of eye and base level units with a roll top work surface. Space for a fridge/freezer, washing machine and tumbler dryer. There is also a stainless-steel sink with draining board and window overlooking garden.

Inner Hall

Inner hall providing side access out to the garden and access to the ground floor shower room.

Shower Room

6' 8" x 6' 2" (2.03m x 1.88m)

Ground floor shower room with floor to ceiling tiling and a three-piece suite to include a double width

shower, a low level WC and a pedestal wash hand basin. Window to rear elevation.

Bedroom One

12' x 11' 11" (3.66m x 3.63m)

Master double bedroom with feature bay fronted window.

Bedroom Two

13' 11" x 11' 11" (4.24m x 3.63m)

Double bedroom with window to rear elevation.

Bedroom Three

11' 5" x 6' 9" (3.48m x 2.06m)

Single bedroom leading off from the second, with exposed timber floorboards and access to the airing cupboard. Window to rear elevation.

Outside

The rear garden is larger than expected being predominantly paved with amazing potential to be landscaped.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.









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

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EPC Rating: E

Tenure: Freehold

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