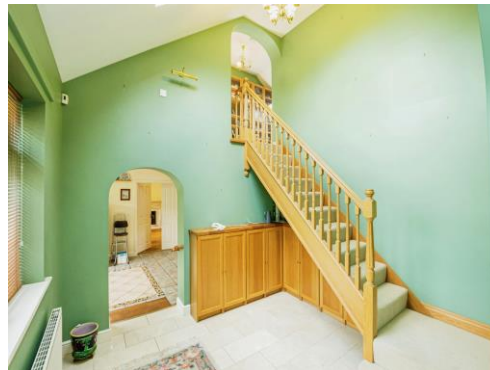




**Connells**

Springfield Close  
Kibworth Beauchamp Leicester



## Property Description

Are you looking for a spacious family home, occupying a superb plot that has the potential to build a detached bungalow within the grounds. This 3000 sq ft (approx) home, is a very rare and unique opportunity to acquire this arrangement. The property which was a bungalow, and still looks like this from the front, has been cleverly extended so if you like discretion, and want to be surprised then this home must be viewed.

Springfield Close is a peaceful cul-de-sac nestled within a very popular residential area of Kibworth, once living in this area, residents stay and improve or extend their homes, this shows how popular it is. The village offers an array of amenities, from bespoke shops, an award winning restaurant, sports clubs including golf, cricket, tennis, bowls, shooting, fitness classes, excellent health facilities, fantastic takeaways and the excellent local Co-op, and many more, you will have everything on our doorstep. If you want to go to the local larger town of Market Harborough there is an excellent bus service and the train station from here will get you to London in less than an hour.

## Entrance Hall

As you step inside the front door you will find yourself within a very spacious entrance area, which leads to two downstairs bedrooms a spacious bathroom, a further separate WC and a study. Further along the hall there is a further space that has the staircase rising to the first floor, and in turn leads to the fantastic living kitchen and finally to the lounge.

## Cloakroom

Ground floor cloakroom comprising WC and wash hand basin with vanity under.

## Kitchen/Dining Room

25' 1" x 13' 2" ( 7.65m x 4.01m )

The living kitchen is a very spacious room enjoying the garden views. There is an extensive range of fitted units, with the necessary integrated appliances, and ample work surface areas. The dining area offers generous space for a full size dining suite with double doors opening through to the gardens.

## Utility

7' 7" x 7' 2" ( 2.31m x 2.18m )

Accessed from the kitchen area is a useful utility area ideal for washer/dryer. The utility also has access to the side driveway area.

## Living Room

25' 2" x 14' 9" ( 7.67m x 4.50m )

The well proportioned living room runs the the width of this fabulous home and as it sits to the very

rear of the house, you will enjoy complete privacy and a very tranquil environment.

## Office

11' 7" x 7' 1" ( 3.53m x 2.16m )

A further reception which is currently used as a study, but could easily become another bedroom.

## Bedroom Three

13' 8" x 9' 10" ( 4.17m x 3.00m )

Double bedroom with fitted wardrobes and window to front elevation.

## Bedroom Four

12' 11" x 10' 9" ( 3.94m x 3.28m )

Double bedroom with fitted wardrobes and window to front elevation.

## Bathroom

Ground floor family bathroom boasting a quality, four piece fitted suite.

## First Floor Landing

On this level you will find two double bedrooms, the master with an en-suite and loft space.

## Bedroom One (Master)

25' 3" x 14' 9" ( 7.70m x 4.50m )

The master bedroom is a beautiful space with dual aspect windows. It is very generous, light and airy and enjoys a fitted wardrobes. It has a rather grand feeling, and will be a wonderful space to rest.

## En-Suite

The en-suite like the rest of the house is spacious and fitted with a quality suite.

## Bedroom Two

13' 2" x 10' 9" ( 4.01m x 3.28m )

Double bedroom with window to side elevation.

## Garage Two (Front)

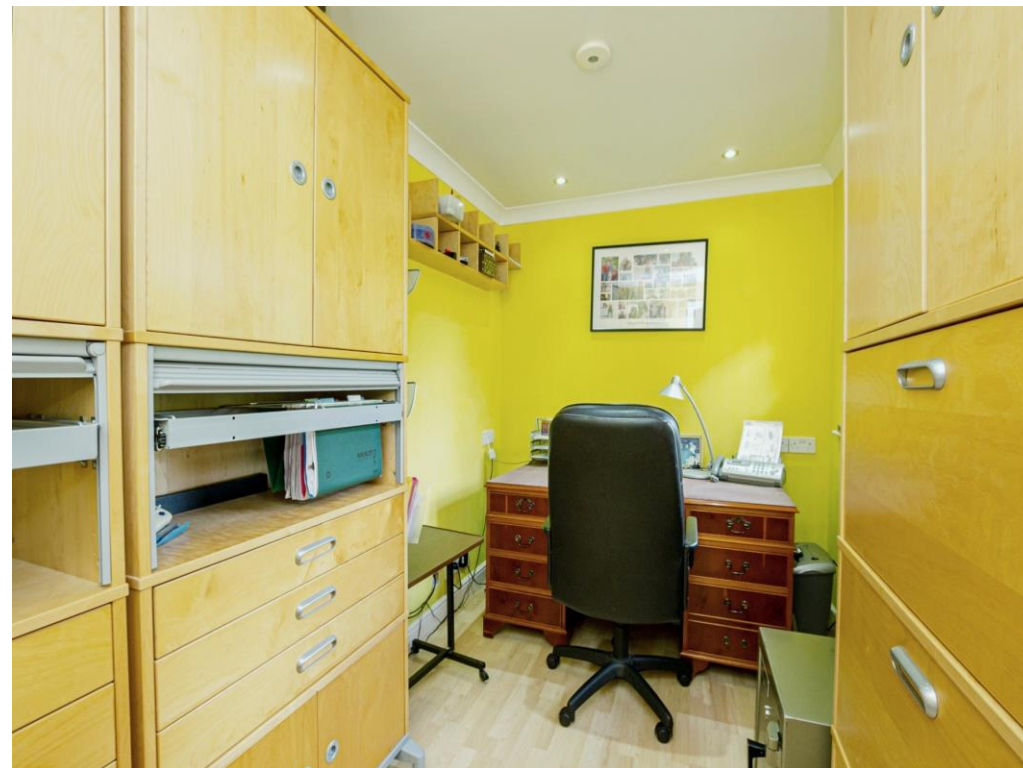
20' 4" x 10' ( 6.20m x 3.05m )

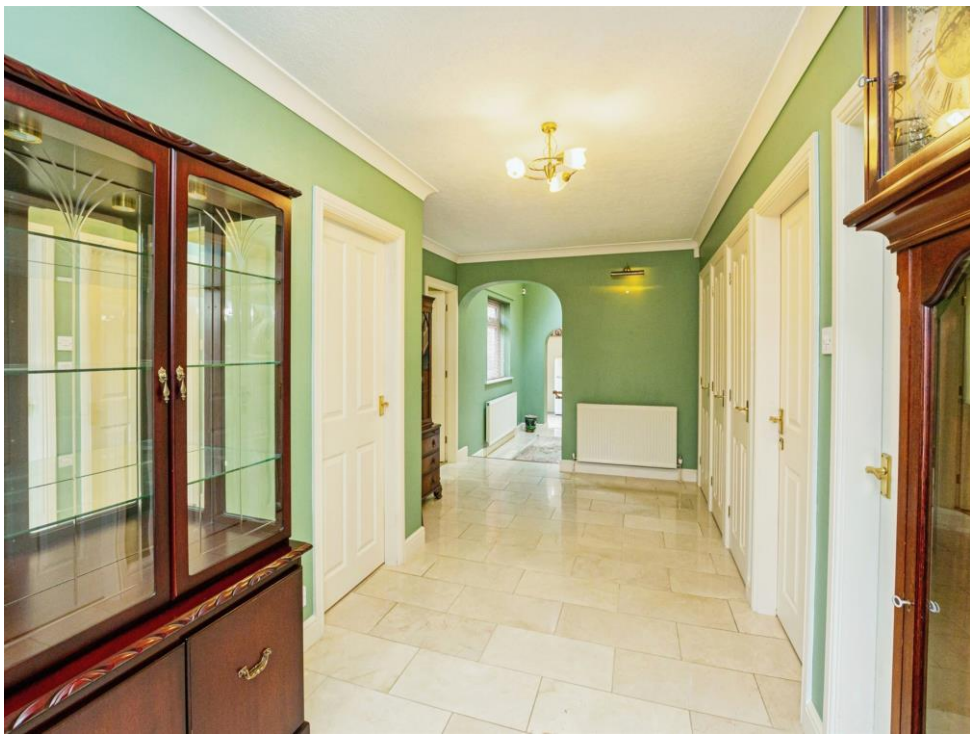
There has been planning permission in the recent past that entitles the plot to be split and a detached bungalow be built where the double garage lies. Manual door, power connected, outside tap.

## Garage One (rear)

19' 7" x 11' 9" ( 5.97m x 3.58m )

Manual door, power connected with store room located at rear of garage. Covered seating area connected to garage.









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)

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**EPC Rating: D**

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Tenure: Freehold



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