



**Connells**

Orchard House Main Street  
Kibworth Harcourt Leicester



# Orchard House Main Street Kibworth Harcourt Leicester LE8 0NR

for sale offers over  
**£750,000**



## Property Description

Tucked away is this fabulous bespoke family home which has undergone huge changes to create wonderfully stylish open-plan accommodation. The fixtures and fittings are of the highest standard. This house offers a unique lifestyle with flexible living accommodation and can only truly be appreciated once through the front door.

The property is approached via a private gravel driveway to the front door which opens into a lovely hallway with a downstairs cloakroom, study and stairs rising to the first floor. To the ground floor the property has an open plan kitchen diner and lounge with hard wood flooring and feature fireplace and natural light is provided by the two large windows as well as double glazed aluminium French doors. The new kitchen has a range of wall and base units with complimentary work surfaces and a separate utility room. One the first floor there are four well-proportioned bedrooms and a family bathroom. The master bedroom has an en-suite shower room.

## Open Plan Kitchen

35' 9" x 22' 9" narrowing to 11' 2" ( 10.90m x 6.93m narrowing to 3.40m )

Wood burner in the living room/New oven/microwave/dishwasher and integrated fridge /freezer

## Utility Room

7' 1" x 9' 9" ( 2.16m x 2.97m )  
with sink

## Landing

Spacious landing with plenty of storage

## Main Bedroom

12' 4" x 12' 6" ( 3.76m x 3.81m )  
with ensuite  
Built in wardrobe

## En-Suite

## Bedroom 2

11' 3" x 9' 6" narrowing to 9' ( 3.43m x 2.90m  
narrowing to 2.74m )  
Built in storage

## Bedroom 3

11' 4" x 10' 9" ( 3.45m x 3.28m )  
Built in wardrobe

## Bedroom 4

12' 9" x 7' 9" ( 3.89m x 2.36m )

## Bathroom

bath/ WC/sink  
good size



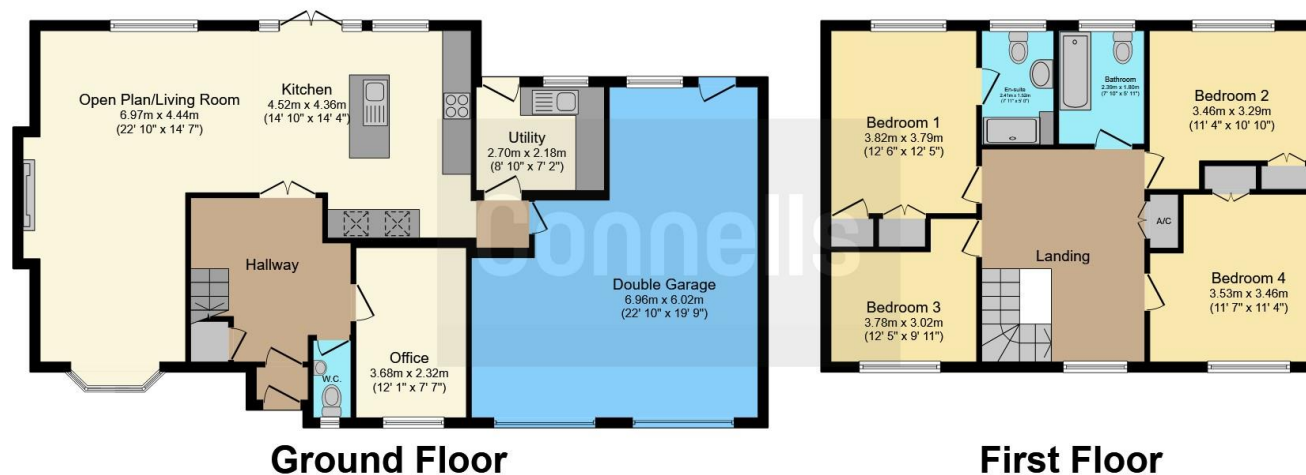












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: Awaited**

Tenure: Freehold

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