

JAMES
SELICKS

Main Street

KIBWORTH HARCOURT
LEICESTERSHIRE



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LISTED BUILDINGS

With over 1,500 of flexible accommodation this Grade II Listed period home offers an abundance of character and charm. A particularly unique feature of this home is the large artist's studio which offers scope for use as an open plan kitchen, family/diner. You will also find a cellar, two double bedrooms, simply stunning bathroom and utility room and pantry to compliment the contemporary kitchen.

Grade II Listed period cottage with secondary glazing • Over 1,500 Ft² of accommodation • Two double bedrooms • Sitting room with feature fireplace • Dining room with inglenook fireplace • Studio with 12ft vaulted ceiling • Kitchen, pantry cupboard and utility room • Bathroom • Landscaped low maintenance walled garden • Off-road parking with timber gates •

Accommodation

Step in through the front door into this charming, cosy cottage and be prepared for a surprise at the sense of space this delightful period home has to offer. Two reception rooms flank the hall with its wide staircase.

The sitting room on the left has a feature fireplace which provides the perfect focal point to relax in front of. Double doors lead through to what is a simply stunning artist's studio which offers scope for use as a kitchen, family room, dining room or home office. Natural light floods the space through the large window to the rear and south-facing skylight. With a 12ft high vaulted ceiling, it is truly a unique space.

Across the hall to the right is the dining room which has a feature inglenook fireplace. A door to the corner leads down to the cellar, which has heating, power, and light, and features a secondary staircase back into the studio. The kitchen has been re-fitted with string designer shelving, and an island unit with stone composite worktop to create a perfect blend of contemporary and period features with an exposed brick inglenook recess housing a free-standing Rangemaster oven, with further free-standing units including an integrated AEG dishwasher. Tucked away in the corner is a handy pantry cupboard. The room enjoys an attractive view of the landscaped walled garden beyond.

Upstairs the sense of space continues with two good sized, high ceiling double bedrooms with wood floorboards and fitted wardrobes. The family bathroom is particularly striking with a centrally positioned bath, tongue and groove panelling and painted wooden floorboards, separate shower cubicle, WC, and wash hand basin.

Outside

The landscaped secluded walled garden enjoys a westerly aspect with plenty of sunlight and offers a private space for al fresco dining or relaxing. You will find a block paved seating/dining terrace, low-level wall, further gravelled terrace which also offers scope for off-road parking via timber gates to the side. A traditional well and water pump adds to the charm and character. A brick outbuilding has been converted to provide a handy utility room with plumbing and space for washing machine.





Location

Kibworth is a hugely popular south Leicestershire village, of significant historical interest, situated between Leicester and Market Harborough. It offers a wide range of facilities catering for all day-to-day needs including shopping, a health centre, restaurants and public houses as well as convenient access to popular schooling in both the state and private sectors. Sporting amenities include an 18-hole golf course, cricket ground, tennis courts and a bowling green. Both Leicester and Market Harborough provide mainline access to London, the latter in just under an hour.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: E

Services: The property is offered to the market with all mains services and gas-fired central heating.

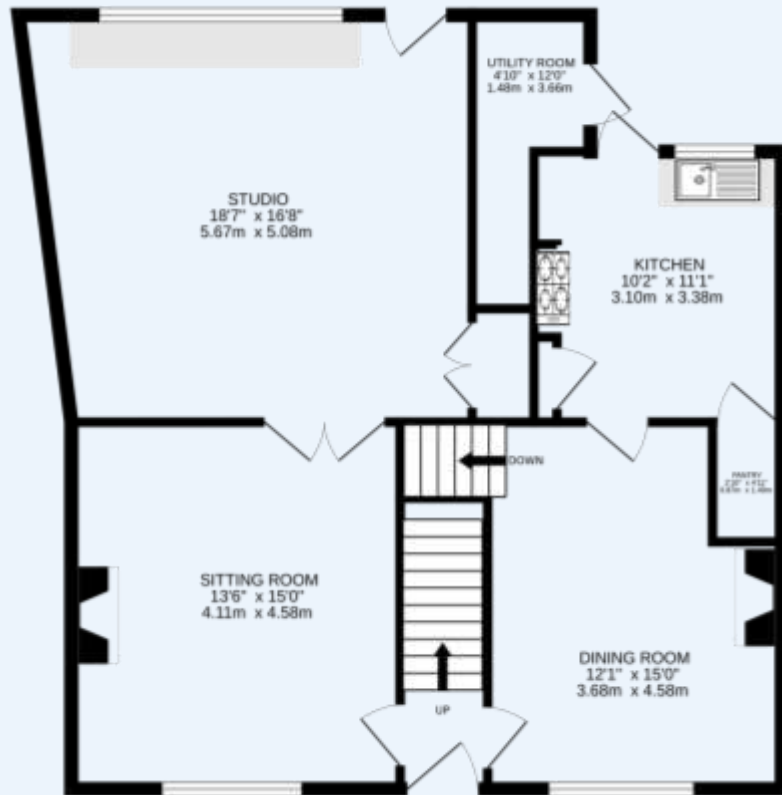
Satnav Information

The property's postcode is LE8 0NQ, and house number 2.

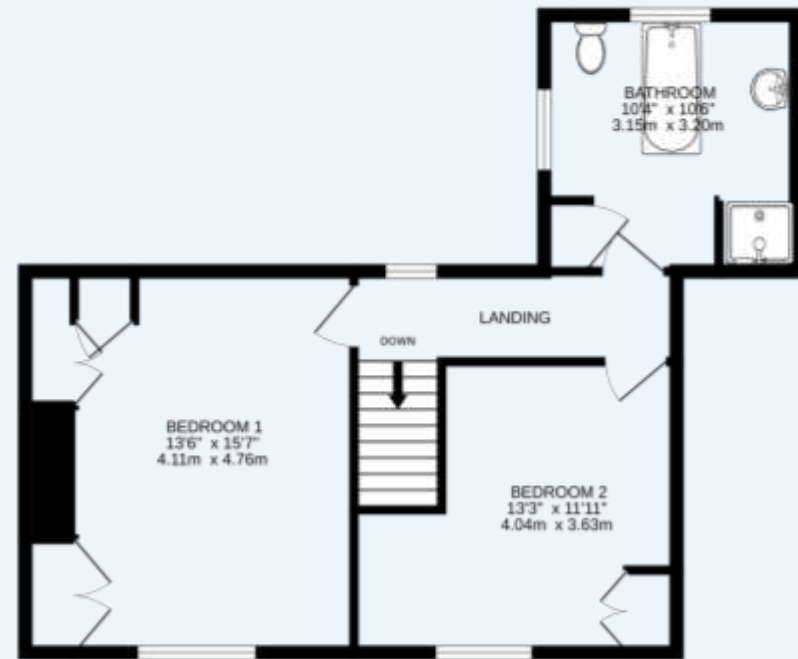




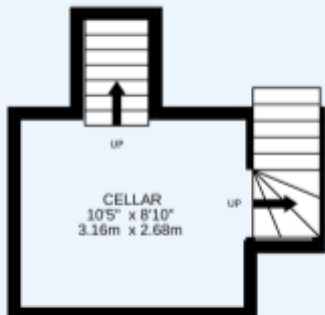
GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



BASEMENT
124 sq.ft. (11.5 sq.m.) approx.



TOTAL FLOOR AREA : 1525 sq.ft. (141.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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