



JAMES  
SELICKS

Rowan House

WHITE STREET  
KIBWORTH BEAUCHAMP  
LEICESTERSHIRE LE8 0JG

GUIDE PRICE:  
£585,000

A superb and immaculately presented detached five-bedroom, three bathroom extended family home, arranged over three floors, located in the ever popular south east Leicestershire village of Kibworth Beauchamp. Offered for sale with no upward chain.

Extended, detached family home • Immaculately & contemporary styled • 29ft dining kitchen • L shaped sitting room with log burner and bifold doors • Study/playroom & ground floor WC • Master bedroom with ensuite shower room • Three further bedrooms & bathroom to the first floor • Second floor bedroom & separate shower room • Off road parking, single garage & rear garden • No upward chain •

#### Accommodation

The property is entered into a porch area with engineered oak flooring which leads into an entrance hall with a guest WC with wood laminate effect flooring, WC, sink, heated towel rail. A return staircase rises to the first floor, and underneath is a handy understairs storage cupboard. Engineered oak flooring continues into the study, which has a window to the front elevation and provides the perfect spot to work from home. It could also serve as a playroom or snug.

The principal feature of this lovely family home is the L shaped sitting room which has feature herringbone parquet style wood flooring. This room is flooded with natural light by virtue of triple bifold doors and a window to the rear elevation, and a roof lantern. Integral storage cupboards are built around the TV, and there is also a separate storage cupboard and two traditional style radiators. A lovely focal point to the room is a cast iron log burner with flu set on a hearth.

A large open plan dining kitchen spans the length of this home and is just over 29ft in length. The dining area has engineered oak flooring, a bay window to the front, and a door and window to the side elevation and boasts enough room for a large dining table. The meters are cleverly concealed within a cupboard. The kitchen area has tiled flooring and a window to the rear elevation. There is an excellent range of white gloss eye and base level units, soft closing drawers and a wine rack, under a granite effect worktop with subway tiled splashbacks. Integrated appliances include a dishwasher, Bloomberg double oven, a five-ring gas Hotpoint hob with a Hotpoint stainless steel extractor fan over, and an integrated fridge and freezer. A stainless-steel sink and drainer unit provides views over the rear garden.

A return staircase rises to the first-floor landing which has a cupboard housing the pressurised hot water cylinder. The master bedroom is a good-sized double and has a window to the rear elevation overlooking the garden. It benefits from an ensuite with laminate wood effect flooring, a shower enclosure, pedestal wash hand basin, low flush WC and a heated chrome towel, rail. There is a mirrored cabinet and a window to the side elevation.

Bedroom two is also a good size double bedroom with a window overlooking the rear elevation. Bedroom three is currently being used as a dressing room and is also a good-sized double bedroom and has a window to the front. Bedroom four has two windows to the front elevation, and completing the first floor is the family bathroom with wood laminate effect flooring, panelled bath, separate shower enclosure, pedestal wash hand basin, heated chrome towel rail, feature grey subway tiling and a window to the side elevation.





Stairs rise to the second floor where there is a small landing area with a Velux window and eaves storage (which is boarded). There is a shower room with a shower enclosure with shower curtain, pedestal wash hand basin, low flush WC, Velux window. Completing the accommodation is the fifth bedroom which is a good size and has a dormer window to the rear.

#### Outside

To the front of the property is a block paved driveway providing off road parking and access to the single garage. Gated side access leads to the rear garden, which has a paved area, is mainly laid to lawn with raised planted borders, all enclosed by fencing.

#### Location

Kibworth is a thriving village, popular with young families and retired couples alike because of a strong community spirit centred around an excellent range of amenities which includes sporting and recreational facilities and includes cricket, golf, bowls and tennis clubs. There is also a drs surgery and popular public houses and restaurants. Near to the property are open space parks, playgrounds, tennis courts and a MUGA (multi-use games area). There are also local country footpaths for scenic walks. There is primary and secondary education within the village, and in the private sector the neighbouring village of Great Glen offers widely renowned schooling.

Shopping is catered for with local shops and delicatessen which caters for all day-to-day needs. Market Harborough is located some five miles to the south offering an even wider range of facilities and a mainline rail connection to London St. Pancras in under an hour.

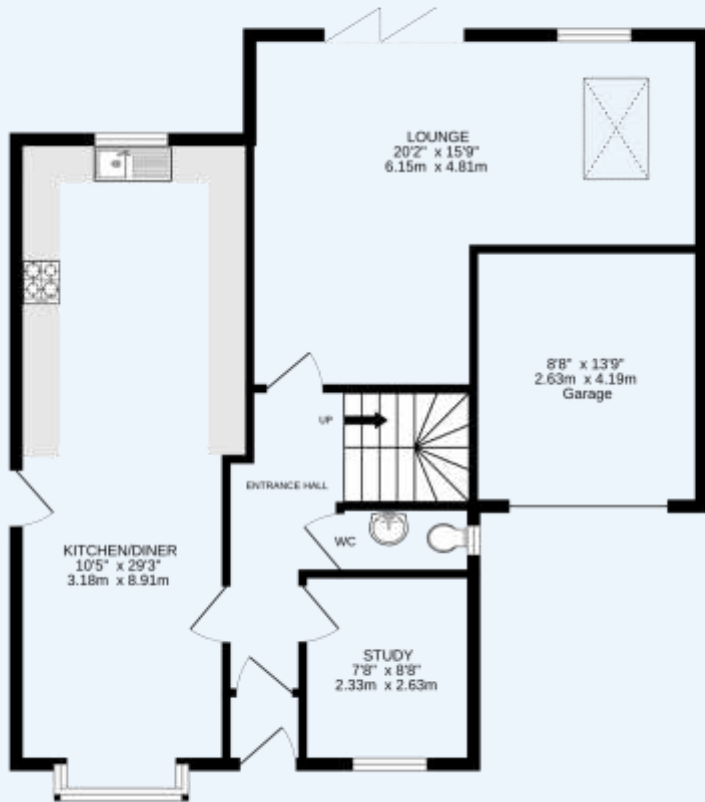
#### Satnav Information

The property's postcode is LE8 0JG, and house number 23d.

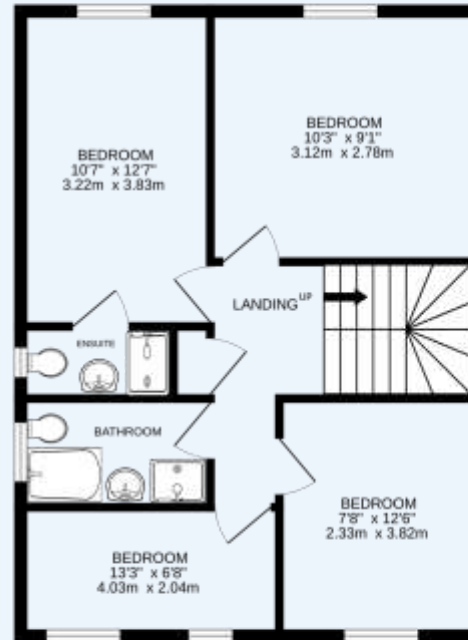




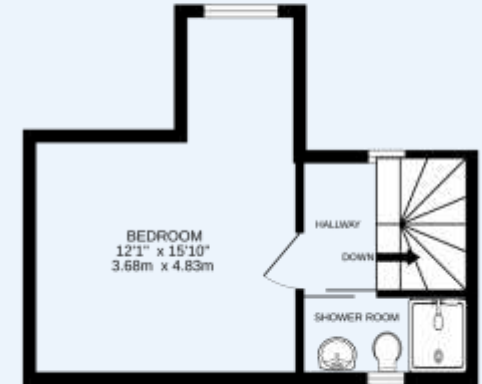
GROUND FLOOR  
838 sq.ft. (77.8 sq.m.) approx.



1ST FLOOR  
570 sq.ft. (52.9 sq.m.) approx.



2ND FLOOR  
236 sq.ft. (22.0 sq.m.) approx.



Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: No

Tree Preservation Orders: No

Tax Band: F

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

Broadband delivered to the property: FFTP

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: The neighbouring property at 23e has a right of way to gain access to their property over the shared driveway. The shared driveway is shared between 23a, 23b, 23c, 23d and 23e. The cost of maintenance of the shared driveway is split between these properties also.

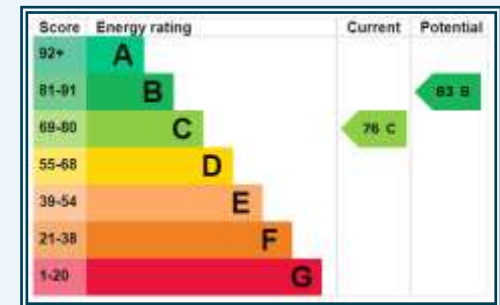
Flooding issues in the last 5 years: None

Accessibility: Three storey dwelling. No accessibility modifications

Cladding: None

Planning issues: None

Coastal erosion: None



TOTAL FLOOR AREA : 1644 sq.ft. (152.7 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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