

A two-story brick house with a white garage door and a wooden fence in the foreground. The house has a gabled roof and several windows. A small tree and a bush are in the front garden, which is covered with fallen leaves. A paved driveway leads to the garage. The sky is overcast.

JAMES  
SELICKS

85 Meadowbrook Road

KIBWORTH BEAUCHAMP, LEICESTERSHIRE, LE8 0HU

GUIDE PRICE: £325,000

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If you're looking for an opportunity to create your own dream home through refurbishment and/or extension (subject to consents), then this detached three bedroom home, tucked away in quiet corner of one of Kibworth's most popular addresses, could be just what you have been yearning for. Offered for sale with no upward chain.

Detached family home • Scope to extend (subject to consents) • Three bedrooms • Sitting room • Extended open plan living dining kitchen • Guest cloakroom • Bathroom • Landscaped garden to rear • Garage and off-road parking • No upward chain •

#### Accommodation

You step in through the front door to a hall where you will find convenient access into the garage (which also has plumbing and space for a washing machine) and the handy downstairs, guest cloakroom. The sitting room feels bright and spacious and links seamlessly through glazed, double doors into the open plan kitchen, family/dining room which spans the width of this home at the rear. A picture window and French doors allow for plenty of natural light as well as attractive views of the garden. The kitchen area is equipped with a range of fitted wall and base units providing ample storage space, with work surfaces over, extending into a peninsula breakfast bar and Villeroy and Boch ceramic sink and drainer. There is plumbing and space for a dishwasher, integrated oven and hob and space for a fridge/freezer. There is also further storage by way of a built-in cupboard, handy for brooms/vacuum cleaner.

Upstairs you will find two double bedrooms, the main bedroom with 2 built-in double wardrobes, and a single bedroom with scope to add fitted storage above the bulkhead to the stairs. The family bathroom has been refitted to provide a white suite comprising bath with shower over, WC and wash hand basin within a vanity unit.

#### Outside

A hardstanding drive bordered by a hedge provides off-road parking for two vehicles, with gravelled terrace to the side. A timber gate and passage to the side leads through to the rear garden which has been landscaped and enjoys a bright westerly aspect. There is a paved patio terrace and path, lawn, mature bedding borders and hedgerows and timber framed shed.

#### 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 doctor's surgery and popular public houses and restaurants. Near to the property are open space parks, playgrounds, tennis courts and a MUGA. There are also local country footpaths for scenic walks. There is excellent schooling 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.





Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: No

Tree Preservation Orders: None

Tax Band: D

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

Broadband delivered to the property: Assumed FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: The Title contains covenants.

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling. No accessibility modifications

Cladding: None

Planning issues: None which are clients are aware

Coastal erosion: None

Coal mining in the local area: None

#### Satnav Information

The property's postcode is LE8 0HU, and house number 85.

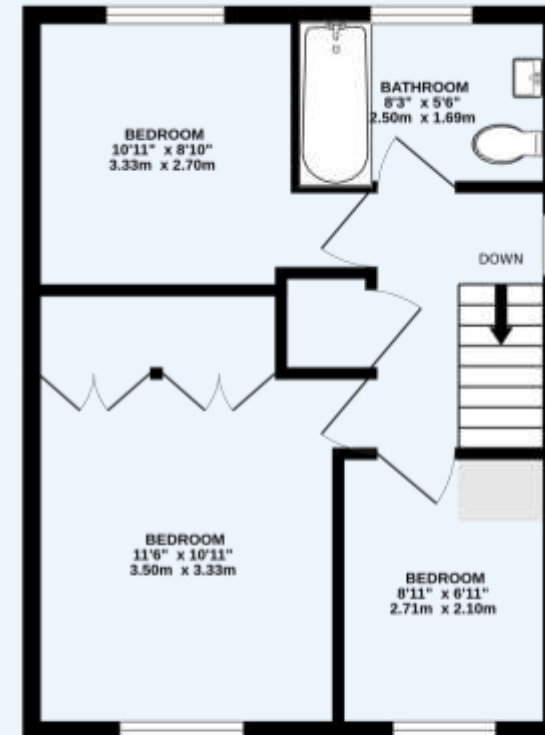
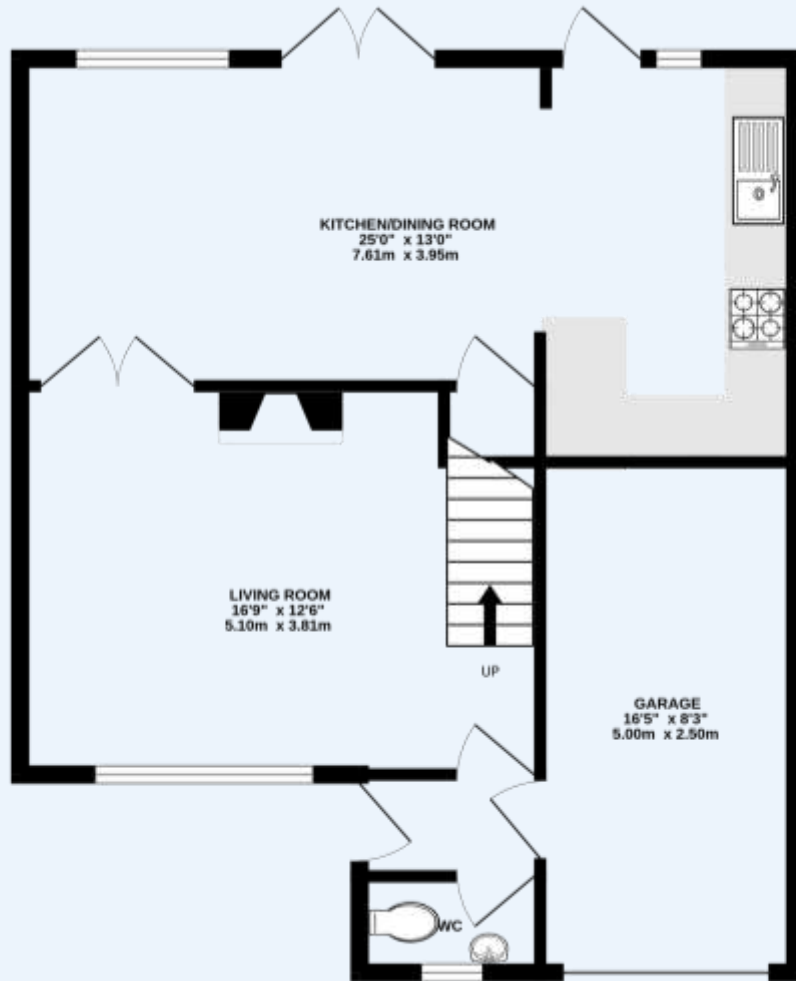




**85, Meadowbrook Road Kibworth Beauchamp, Leicester, LE8 0HU**

Total approx. internal floor area = 84.3 Sq. M (907 Sq. Ft)  
 Total approx. floor area Garage = 12.5 Sq.M (134 Sq.Ft)  
 Total Approx Gross Floor Area = 96.8 Sq. M (1,041 Sq. Ft)

Measurements are approximate. Not to scale.  
 For illustrative purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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