

JAMES
SELICKS



33 Barnards Way

KIBWORTH HARCOURT, LEICESTERSHIRE, LE8 0RS

OFFERS OVER: £525,000

This elegant, modern detached family home, built by David Wilson Homes to their Chelworth design, (one of only four on the Kibworth Meadows development), offers plenty of space for a growing family. With four double bedrooms, two reception rooms, study, an open plan kitchen and enjoying its own quiet, tucked away corner with a southerly aspect to the rear, it's an absolute gem, not to be missed.

Modern detached family home • Immaculately presented • Over 1,600 square feet of luxury living space • Four double bedrooms • Two reception rooms, plus study/snug • Open plan living dining kitchen • Utility room and guest cloakroom • Ensuite bathroom and family bathroom • Double detached garage and ample parking • Landscaped garden with southerly aspect •

Accommodation

As soon as you step in through the central front door, you are greeted by a spacious and welcoming hallway that offers a glimpse as to the immaculately presented home that awaits. The stairs rise ahead of you, below which is a handy built-in cupboard for coats and shoes. Tucked away in the corner you will find an elegantly styled guest cloakroom with contemporary suite. To your left is the study, which could also serve as a snug, or even a ground floor bedroom.

The sitting room is to the right of the hall, where natural light floods the space through two windows to the front allowing for a bright, yet cosy feel. A connecting door links to the dining room at the rear, which features double patio doors out to the garden, and could also serve as a snug or playroom.

The open plan living dining kitchen is very much the hub of this home. Equipped with an extensive range of contemporary wall and base units with the added benefit of a peninsula breakfast bar, there is plenty of storage and work surface space, while granite worksurfaces provide ample prep space. Integrated appliances include AEG double oven, AEG six-ring hob with extractor hood over, fridge/freezer and dishwasher, while the utility room with it's matching range of fitted units and granite worksurfaces, offers plumbing and space for a washing machine and space for a dryer.

Upstairs a light, bright galleried landing offers room for a child's study desk or reading chair. All four double bedrooms feature fitted wardrobes, with the master bedroom's spanning the width of the room. The ensuite bathroom features a contemporary Sottini suite comprising bath, separate double walk-in shower cubicle, WC and pedestal wash hand basin. The family bathroom also features a contemporary Sottini suite with double walk-in shower cubicle, bath, WC and wash hand basin.





Outside

With its tucked away position in the corner of the “triangle” a hardstanding drive provides ample parking and leads to the double detached garage. Lawns and attractive bedding borders flank the central path that leads to the front door, which could be landscaped to provide further parking. A passage with gated access to the side leads into the rear garden which has been landscaped to provide a peaceful space to enjoy the bright, sunny, southerly aspect. An extensive paved patio terrace spans the width of the home with a further paved seating/dining terrace. The lawn is flanked by shaped, well stocked bedding borders and enclosed by timber fencing.

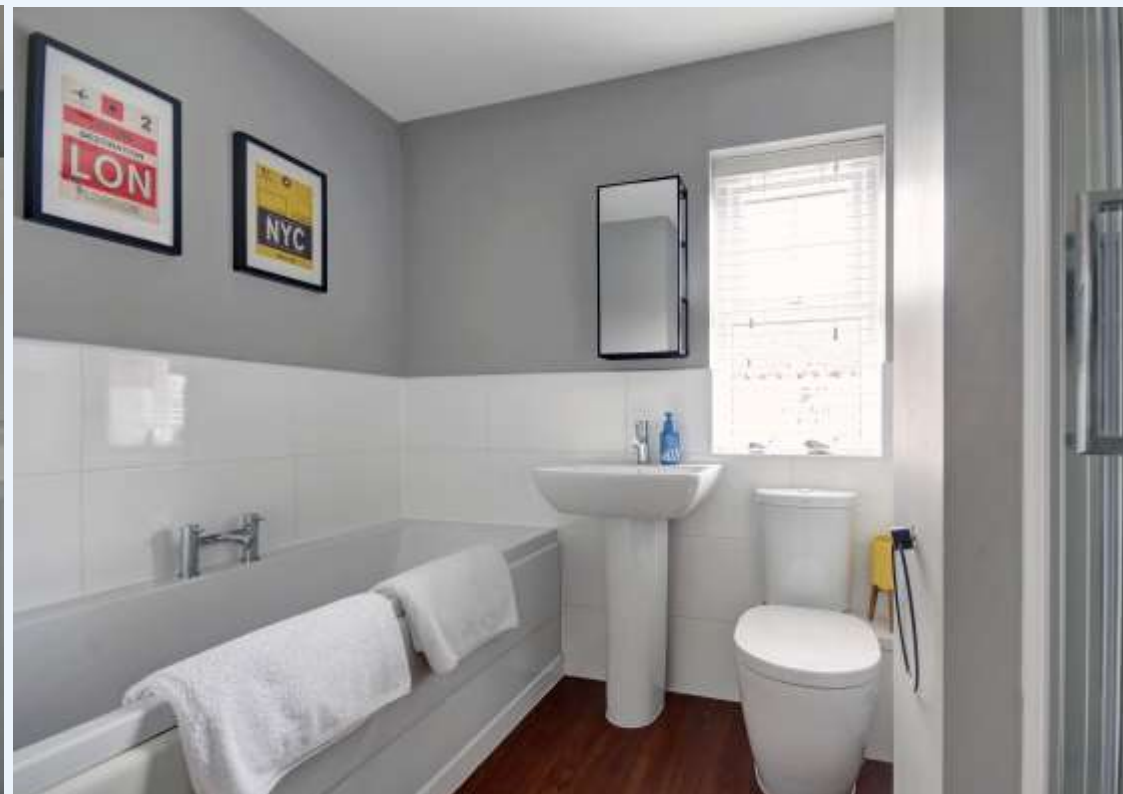
Location

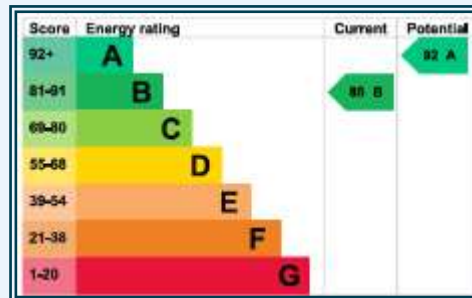
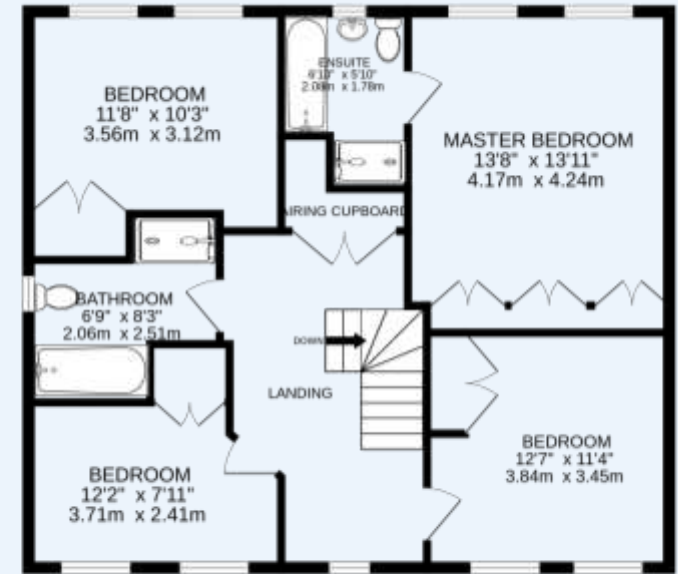
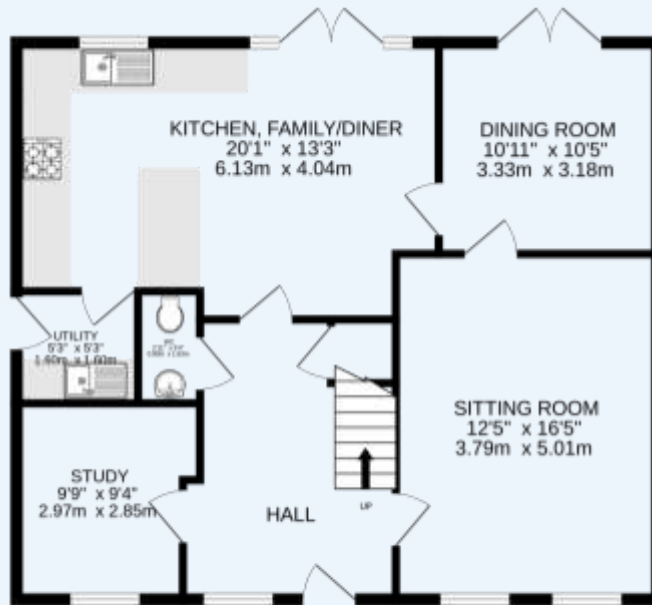
Kibworth is a hugely popular south Leicestershire village, of significant historical interest, situated between Leicester and Market Harborough. It offers a wide range of facilities catering for all day-to-day needs including shopping, a health centre, restaurants, and public houses as well as convenient access to popular schooling in both the state and private sectors, and within walking distance to an OFSTED outstanding primary school. 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.

Satnav Information

The property's postcode is LE8 0RS, and house number 33.







33 Barnards Way, Kibworth Harcourt, Leicestershire, LE8 0RS

House approx.: 1,618 Sq. Ft – 150.32 Sq. M
 Garage approx.: 294 Sq. Ft – 27.31 Sq. M
 Total approx.: 1,912 Sq. Ft – 177.63 Sq. M

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

Tenure: Freehold
 Local Authority: Harborough District Council
 Listed Status: Not Listed
 Conservation Area: No
 Tree Preservation Orders: None
 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: 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 our clients are aware of
 Coastal erosion: None
 Coal mining in the local area: None

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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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