



JAMES  
SELICKS

OFFERS OVER £550,000

8 Marsh Avenue

KIBWORTH HARCOURT, LEICESTERSHIRE, LE8 0NS

If you are looking for a superb open plan living dining kitchen and bifolds doors, then this simply stunning refurbished and extended detached family home on the periphery of Kibworth Harcourt, could be just what you've been searching for. Presented immaculately throughout and with over 1,700 sq. ft of accommodation, plus a 30 ft tandem garage/workshop and landscaped gardens, it's an absolute gem.

Refurbished, extended detached family home • Over 1,700 sq. ft of living space, plus garage • 25ft x 19ft open plan living dining kitchen • Three double bedrooms • Sitting room, study and utility room • Refitted bathroom and guest cloakroom • Reception hall • Landscaped gardens • 30ft tandem garage and workshop • Highly sought after address within village •

#### Accommodation

As you enter this simply stunning home, into the porch area where there is space for your coats and shoes, you will immediately gain a sense of the meticulous attention to detail invested in this home. A welcoming inner hall greets you from the porch where stairs rise to your left with handy fitted storage beneath. In the corner is the guest cloakroom.

To the right is the spacious and bright sitting room where natural light floods through two large, picture windows at the front while a striking focal point has been created out of the former fireplace. Glazed timber double doors lead through to what is, quite simply, a show-stopping open plan living dining kitchen. Thoughtfully extended and spanning 25 ft by 19 ft natural light floods the space through two large roof-lanterns, bi-fold doors and window. The kitchen area is well equipped with an extensive range of contemporary fitted units and central island that provides ample storage and plenty of Quartz work surface space. Integrated appliances include a double oven and a combi oven, which includes a microwave, a warming drawer, hob with extractor hood over, dishwasher, and space for an American-style fridge/freezer. The central island features oak work surfaces and a breakfast bar which offers casual dining space to complement.

A door from the hall leads through to the utility room, which itself is a good size and features refitted units, natural wood worksurfaces with plumbing and space for a washing machine, and space for a dryer. Through here you will find the study, which could also serve as a snug/playroom or downstairs bedroom if required.

Upstairs the landing takes in picturesque countryside views and leads to three double bedrooms, all with access to eaves storage and two of which featuring fitted wardrobes. The family bathroom has been refitted to provide a white, three-piece contemporary suite comprising bath with shower over, WC and wash hand basin set within a vanity unit.





### Outside

The landscaped front garden provides attractive kerb appeal with two resin drives either side of a central, crescent shaped lawn with shrubbery borders, providing off-road parking for several vehicles. The left-hand drive leads to the tandem garage, while the right, leads to timber gates beyond which is a further drive providing handy storage or space for a trailer.

### Location

The lovingly landscaped front garden provides attractive kerb appeal with two resin drives either side of a central, crescent shaped lawn with shrubbery borders, providing off-road parking for several vehicles. The left-hand drive leads to the tandem garage, while the right, leads to timber gates beyond which is a further drive providing handy storage or space for a trailer.

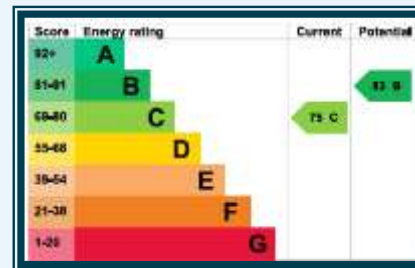
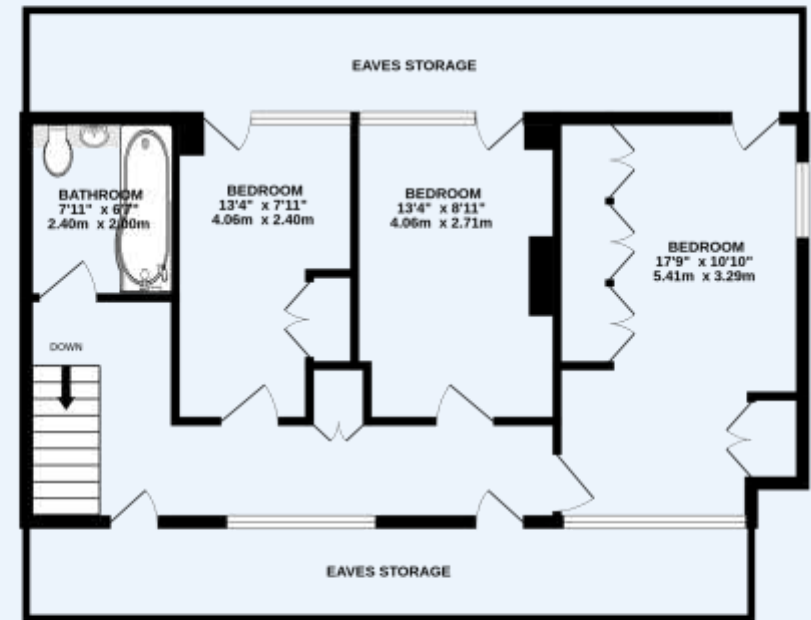
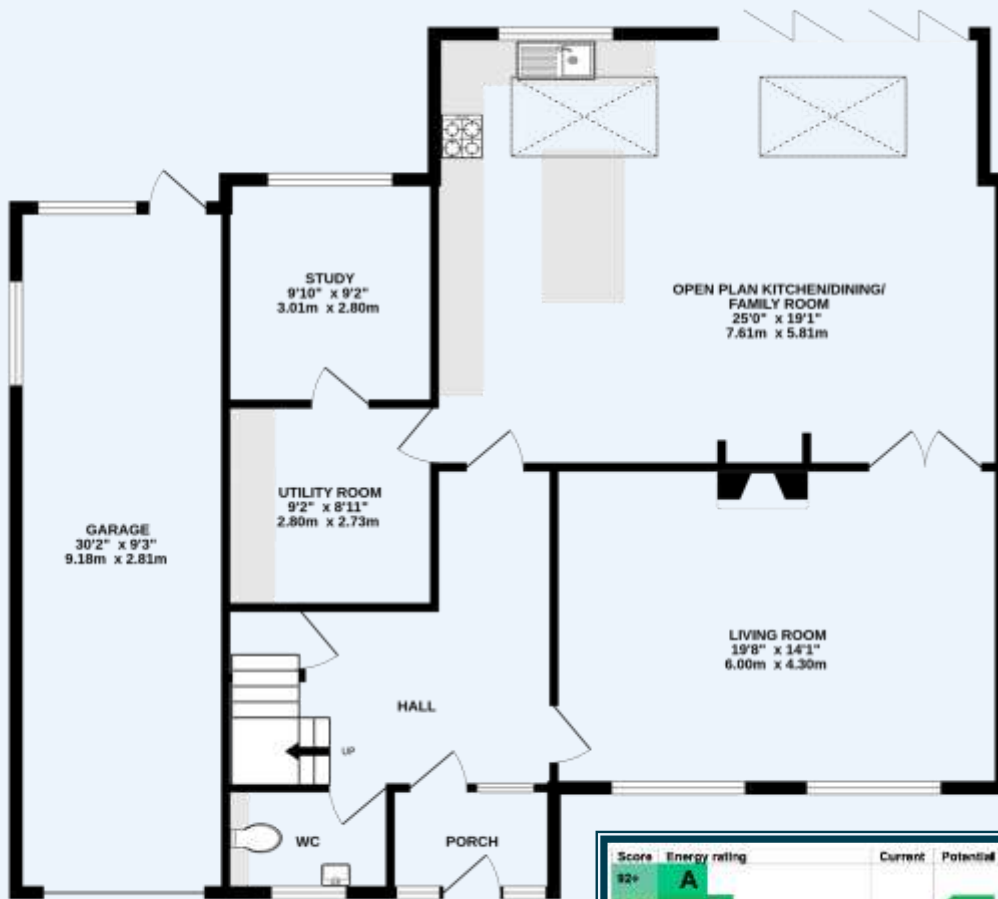
To the rear are gardens predominantly laid to lawn with attractive mature planted shrub and herbaceous borders. There are specimen trees and abutting the property is a decked area providing an entertaining terrace. The rear garden is enclosed by timber fencing.

### Satnav Information

The property's postcode is LE8 0NS, and house number 8.







**8, Marsh Avenue Kibworth Harcourt, Leicester, LE8 0NS**

Total approx. internal floor area = 160.1 Sq. M (1,723 Sq. Ft)  
 Total approx. floor area Garage = 25.8 Sq. M (278 Sq. Ft)  
 Total Approx Gross Floor Area = 185.9 Sq. M (2,001 Sq. Ft)

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: No
- Tax Band: E
- 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 Register 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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