



Weir Road

KIBWORTH BEAUCHAMP, LEICESTERSHIRE

JAMES
SELICKS

This delightful, charming three/four bedroom period cottage close to the heart of this historic village, has been reconfigured and refurbished over the years, to form a comfortable cottage with over 1,200 sq. ft of living space. Abundant with period features, this home would suit both growing families and downsizers alike.

Wealth of period & character features, & underfloor heating to the ground floor • Over 1,200 Sq. Ft • Three bedrooms and study/bedroom four • Living/dining room with log-burning stove • Sitting room/snug • Bespoke fitted breakfast kitchen • Shower room and ensuite bathroom • Utility/boot room lobby • Secure, private, landscaped rear garden • Car port and potting/storage shed •

Accommodation

This delightful cottage offers an abundance of period features, the traditional front door has been retained for aesthetic purposes, however, your day-to-day entry is located to the side which leads in to a very handy and practical utility/boot room lobby that has flagstone flooring, plumbing and space for a washing machine and dryer and a fitted cupboard (housing the boiler) and access out to the rear garden.

The living/dining room forms the heart of this home, which has cleverly designed openings either side of the central chimney breast, creating an open flow to the kitchen. It boasts exposed feature beams, a bespoke staircase (with removable balustrades, handy for moving furniture) and a log-burning stove which creates a lovely focal point. Beyond here is the sitting room/snug which could also serve as a playroom or a ground floor bedroom and offers access out to the rear garden.

The breakfast kitchen features a bespoke range of fitted units with natural stone and wood worksurfaces that make the most of the space and offer ample storage, there is also a two person breakfast bar. There is space for a range-style oven within the feature recess, space for an American-style fridge/freezer, integrated dishwasher to the corner and circular Villeroy & Boch sink. Beyond the lobby is the study/bedroom four with a vaulted ceiling and attractive views of the walled garden. A handy guest cloakroom is discreetly tucked in the corner behind a brace and latch door.

Upstairs the sense of space continues with a long landing serving three double bedrooms. The master bedroom feels spacious, with exposed wooden floorboards and benefits from a fabulous, refitted ensuite bathroom with free-standing bath, separate shower cubicle, wash basin with a vanity unit and low-level WC. The second bedroom features a deep, built in cupboard over the stairs. At the far end of the hall, is the L-shaped shower room with shower cubicle, low-level WC, and wash hand basin.

Outside

The secure, east facing landscaped garden also takes advantage of the southerly aspect with thoughtfully placed paved seating areas amidst the raised bedding borders that enjoy the late afternoon and evening sun during the summer. In addition are well stocked borders, a pond, lawn, and a brick potting shed, which could be used as storage. You will also find in the corner a car port with timber barn-style gates to the front. With power and light, it's ideal for a make-shift gym or children's play area.





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. 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

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 0LP, and house number 22.





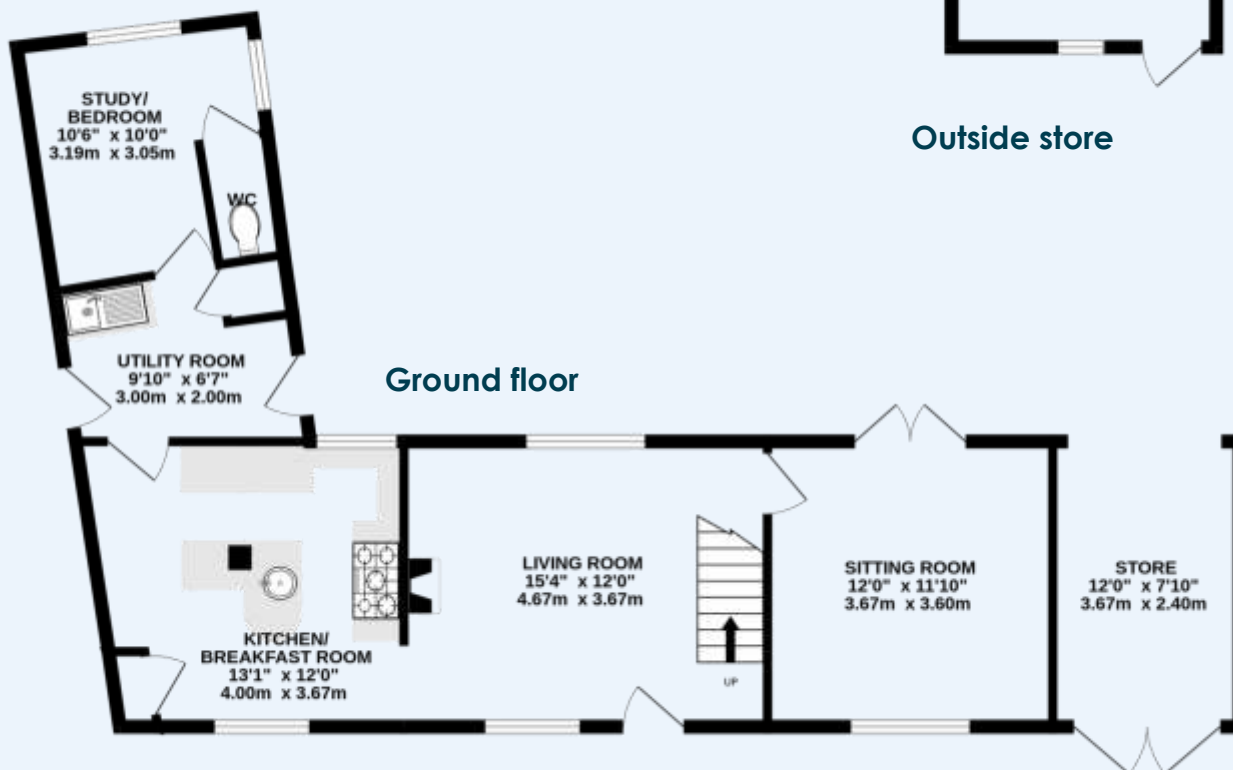
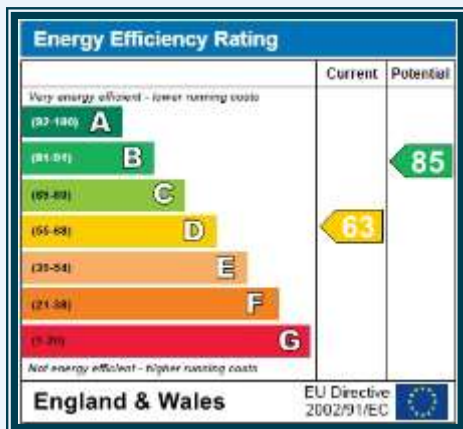
22, Weir Road, Kibworth Beauchamp Leicestershire, LE8 0LP

Total approx. internal floor area = 113.0 Sq. M (1,216 Sq. Ft)
 Total approx. floor area Outbuildings = 15.4 Sq. M (166 Sq. Ft)
 Total Approx Gross Floor Area = 128.4 Sq. M (1,382 Sq. Ft)

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



Outside store



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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.

