



JAMES
SELICKS

7 Halford Road

KIBWORTH BEAUCHAMP,
LEICESTERSHIRE LE8 0HN

GUIDE PRICE: £475,000

This simply stunning, refurbished detached family home tucked away in a quiet area close to the heart of Kibworth village, four bedrooms sitting room, separate family/dining room, kitchen/diner, two bathrooms and west-facing landscaped garden, it will appeal to downsizers as well as those looking for more space for their growing families.

Refurbished & extended detached period home • Four bedrooms • Two bathrooms • Sitting room • Family/dining room • Dining kitchen • Guest cloakroom • Garage and off-road parking • Landscaped Garden with westerly aspect • Popular village location •

Accommodation

As you step in to the porch through the front door, a stained-glass period internal door greets you and offers a glimpse of some of the character features throughout this refurbished home. To the right is a handy guest cloakroom fitted with a contemporary suite, while ahead is a spacious hall.

The sitting room is filled with an abundance of natural light through the large bay window at the front, while the gas-fired stove provides a natural focal point to the room. The open plan family/dining room offers further flexible living space and takes in the view of the landscaped garden. Bifold doors and a window with a westerly aspect offer plenty of light. Through here you will find the dining kitchen. Refitted with an extensive range of contemporary wall and base units they offer ample storage with plenty of work surface space above. There is plumbing and space for a dishwasher and space for a fridge/freezer. There is an integrated oven, hob with an extractor hood over. There is a door to the side leading out to the patio terrace and a connecting door through to the garage.

Upstairs the sense of space continues where there are three double bedrooms with fitted wardrobes and a single fourth bedroom. There are also two bathrooms, both of which have been refitted with contemporary suites, with one benefitting from a separate shower cubicle.

Outside

A hard-standing frontage provides ample off-road parking and leads to the integral single garage.

The rear garden has been landscaped to feature an extensive paved patio dining terrace accessible through the bifold doors which enjoy a westerly aspect. The manicured lawn is wrapped with a paved path and raised borders with fencing. A timber framed shed provides secure storage in the corner.





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.

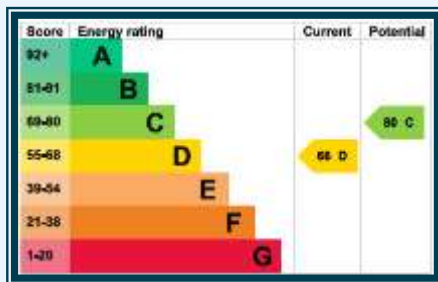
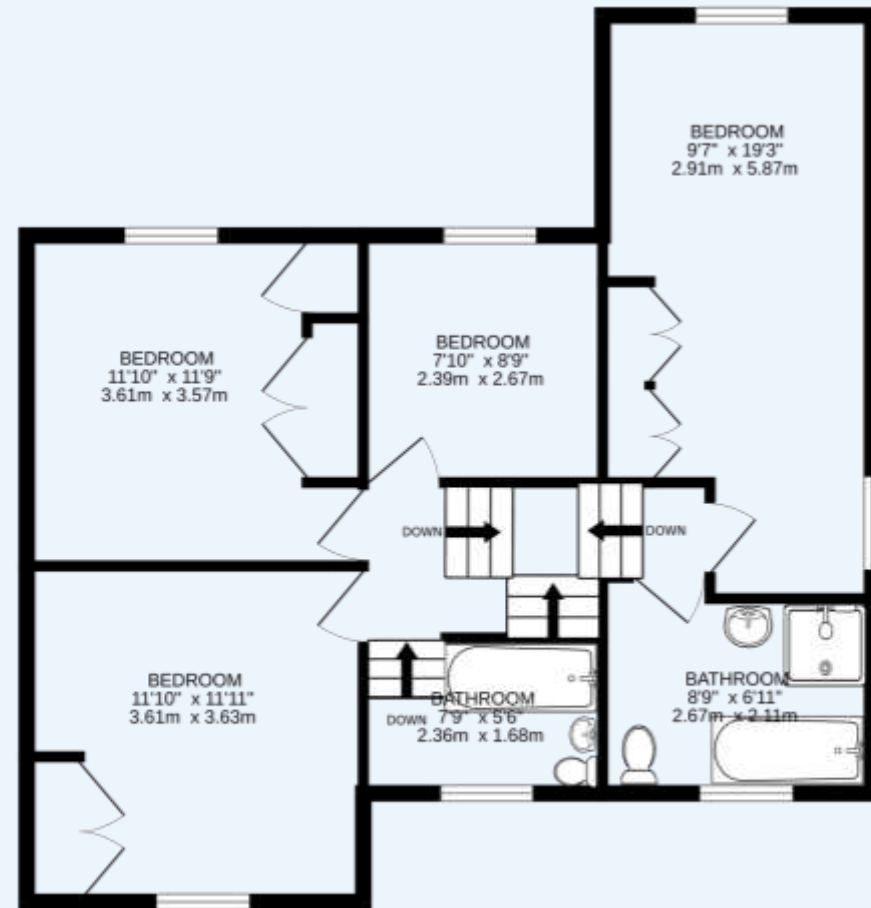
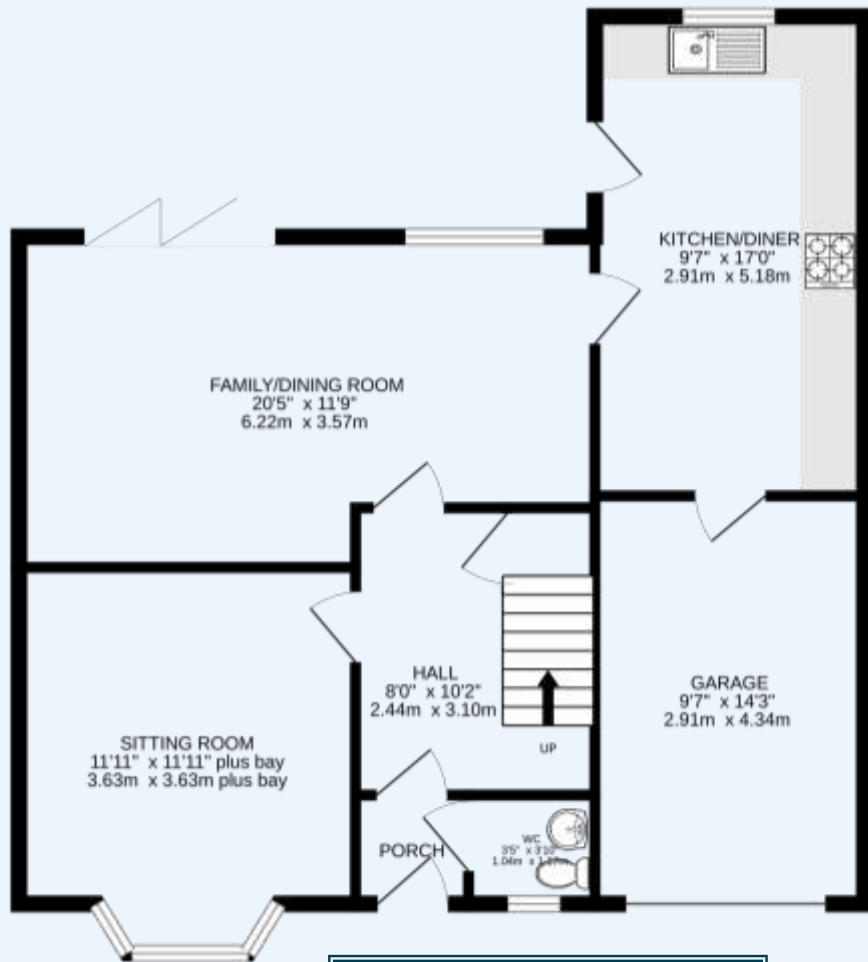
Shopping is catered for with local shops and delicatessen which caters for all day-to-day needs. Market Harborough is located some five miles to the south offering an even wider range of facilities and a mainline rail connection to London St. Pancras in under an hour.

Satnav Information

The property's postcode is LE8 0HN, and house number 7.







TOTAL FLOOR AREA : 1362 sq.ft. (126.6 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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Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: No

Tree Preservation Orders: No

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: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling. No accessibility modifications

Cladding: None

Planning issues: None which our client is 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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