



JAMES
SELICKS

22 Lloyd George Avenue

KIBWORTH BEAUCHAMP, LEICESTERSHIRE LE8 0UZ

GUIDE PRICE: £625,000



If you're looking for more space for your growing family then this immaculately styled modern detached five-bedroom family home, built by Miller Homes to their Charlesworth design, could be just what you're looking for. With a 21ft sitting room, open plan living dining kitchen, family/dining room, study, a further dining room/snug and two ensuites as well as family bathroom, it's an absolute gem.

Modern luxury detached home • Over 1,880 Sq. ft of accommodation • Five bedrooms • Sitting, dining room and study • Open plan living dining kitchen • Utility room and guest cloakroom • Two ensuites and family bathroom • Landscaped gardens with south-westerly aspect • Outdoor kitchen and private dining terrace • Attractive views over soakaway pond •

Accommodation

As soon as you step through the canopied porch into the reception hall with its striking central staircase, you will appreciate the meticulous presentation. Twin storage cupboards flank either side of the front door providing handy space to hide belongings, while in the corner you will find the guest cloakroom. A spacious study occupies the front corner of this home offering a quiet, private space to work from home in, with enough space for two separate desks/workstations.

The sitting room, across the hall from the study feels opulent, yet cosy and enjoys a view over the landscaped soakaway pond at the front. Double doors lead through to the dining room which could serve as a snug and enjoys plenty of natural light through the double doors that lead out to the patio beyond. A connecting door leads into the show-stopping open plan living dining kitchen. Upgraded and reconfigured it features an extensive range of contemporary wall and base units with ample stone worksurfaces, that provide plenty of space for storage and food preparation. Integrated appliances include a fridge/freezer, dishwasher, Zanussi double oven and gas hob with extractor hood over. A handy breakfast bar peninsula offers space for casual dining. Natural light floods the room through multiple windows, as well as double doors out on to the contemporary, landscaped garden beyond. A handy utility room is to the corner and provides separate access outside to the outdoor kitchen and dining terrace, as well as space for white appliances.

Upstairs the sense of space continues with the galleried landing. The master bedroom suite features a striking dressing room with mirrored fitted wardrobes flanking either side, while the ensuite shower room feels chic and contemporary. The guest bedroom also features an ensuite shower room with a contemporary, white suite. There are three further double bedrooms, the fifth currently being used as a dressing room and features fitted wardrobes and dressing table. The family bathroom features a suite comprising separate shower cubicle, bath, WC and wash hand basin.

Outside

Not to be outdone by the stylish interior, the gardens have been landscaped to provide a contemporary, low-maintenance entertaining space in style. An extensive patio terrace wraps round and leads to a private dining terrace and outdoor kitchen area to the side. There is a further raised seating/dining terrace beyond the artificial lawn with a further, sunken terrace to the corner which could be the ideal spot for further seating or a hot tub. The front garden is largely made up of a spacious hardstanding drive that provides off-road parking for multiple vehicles, which is edged by attractive, landscaped bedding areas. A striking herringbone tiled path leads to the canopied porch and front door. The double detached garage features power and lighting and offers plenty of flexibility for use.





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. 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.

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: Assumed FTTP

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Title contains covenants

Estate Management Charges: Our clients are aware that there will be an estate management charge to a management company for the upkeep and maintenance of the communal open areas of the development. Costs are anticipated to be in the region of £100 per annum, however this cannot be validated as our clients have not had to pay since their ownership, as the developer has yet to hand over responsibility to the management company.

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling. No accessibility modifications

Cladding: None

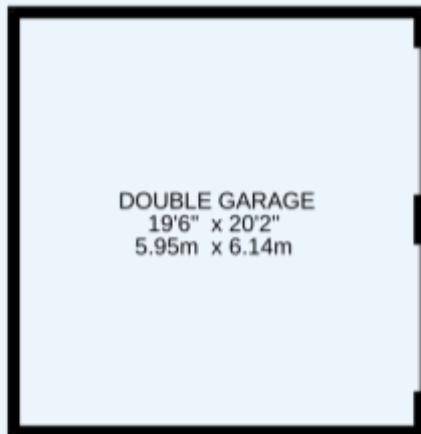
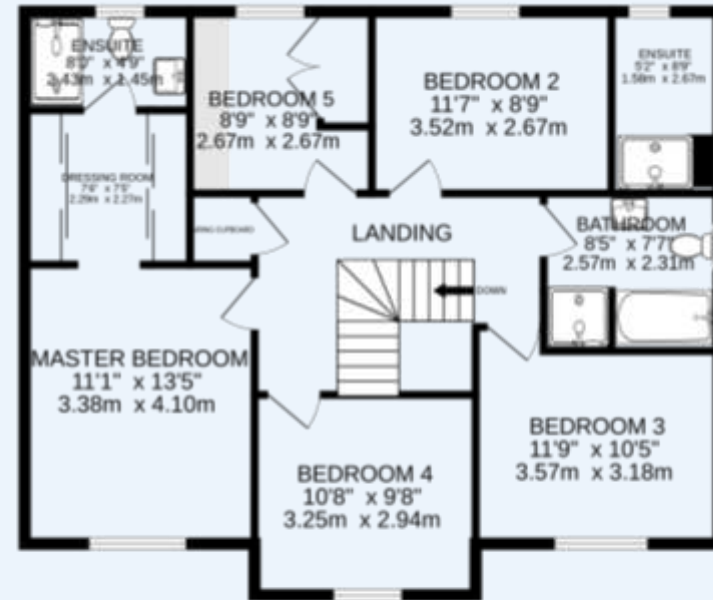
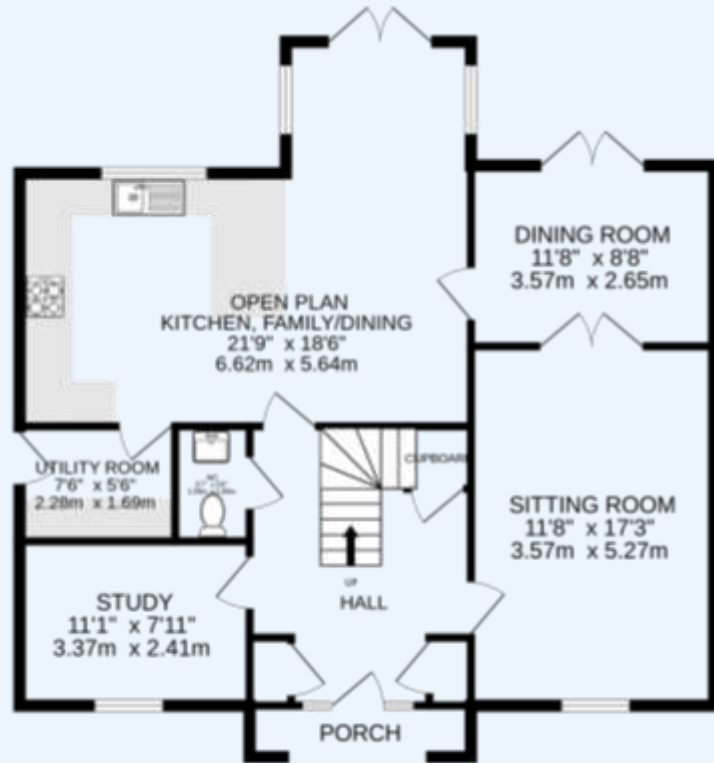
Planning issues: None which our clients are aware of

Satnav Information: The property's postcode is LE8 0UZ, and house number 22.









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

TOTAL FLOOR AREA : 1885 sq.ft. (175.1 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.

Made with Metropix ©2024



Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesseilicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesseilicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.



JAMES
SELICKS