



Longbreach Road

Kibworth Harcourt, Leicestershire LE8 0SRU

GUIDE PRICE: £485,000

JAMES
SELICKS

Nestled towards the end of this quiet cul-de-sac we have a beautiful represented four bedroom two bathroom detached family home that has been magnificently presented by the current owners.

Entrance hall • cloakroom • study • sitting room • dining kitchen • utility room • master bedroom • en-suite • three further bedrooms • bathroom • planted frontage • driveway • single garage • landscaped west-facing rear gardens • alarm system • EPC – B

Accommodation

The property is entered via a smart composite and part glazed door leading into a spacious entrance hall with polished tiled flooring, housing the return staircase to the first floor and a ground floor cloakroom with an opaque glazed window to the side, providing a two piece suite and access to a large understairs storage cupboard. off the entrance hall is a study with a window to the front and the elegant, generously proportioned sitting room, having a bay window with shutters to the front. The stunning dining kitchen has inset ceiling spotlights and boasts an excellent range of cream gloss fronted eye and base level units and drawers, ample wood effect preparation surfaces and metro tiled splashbacks, a stainless steel one and a half bowl sink with Chef's mixer tap and window above overlooking the garden. Integrated appliances include an Electrolux fridge and freezer, a stainless steel AEG double oven with AEG stainless steel six-ring gas hob and stainless steel extractor units above and an Electrolux dishwasher. Polished tiled flooring continues to a dining area flooded with natural light by virtue of a square floor to ceiling bay of windows with central French doors leading onto the patio entertaining area. The utility room has a matching range of cream gloss fronted units with wood effect worktops, tiled splashbacks and a stainless steel sink with mixer tap, houses the Ideal Logic wall mounted boiler, provides space and plumbing for an automatic washing machine and tumble dryer, has tiled flooring and a door to the garden.

The first floor landing has a window to the side and a cupboard housing the hot water tank. The spacious master bedroom has a window to the front, an excellent range of built-in wardrobes with sliding doors, shelving into a recess (currently utilised for office space) and a luxury en-suite with an opaque glazed window to the side, an enclosed WC with storage and a vanity top with an inset wash hand basin, a double, tiled and glazed shower enclosure with fixed and flexible shower heads, inset ceiling spotlights, electric shaver point, chrome heated towel rail, part tiled walls and tiled flooring. Bedroom two is a double and has two windows to the rear elevation and a built-in triple wardrobe. Bedroom three is also a double and has two windows to the front elevation. Bedroom four has a double built-in wardrobe and a window to the rear. The family bathroom has an opaque glazed window to the rear and provides a four piece suite comprising a panelled bath, square wash hand basin an enclosed WC and a tiled and glazed shower enclosure, white heated towel rail, part tiled walls and wood effect flooring.

Outside

To the front of the property is a well stocked floral and planted frontage and a paved pathway to the front door. To the side is a driveway providing off street parking for two vehicles and access to the single garage with double doors. Gated access both sides lead to lovely west-facing rear gardens, having a large paved patio entertaining area adjacent to the property, a shaped lawn area with gravel and sleeper borders, fenced boundaries and a pergola seating area behind the garage.





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

Tax Band: E

Conservation Area: No

Services: Offered to the market with all mains services and gas central heating.

Broadband delivered to the property: FTTC, 33mbps.

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: None known

Flooding issues in the last 5 years: None known

Accessibility: Two storey dwelling. No accessibility modifications

Planning issues: None of which our Client is aware.

Satnav Information

The property's postcode is LE8 0SR, and house number 87.











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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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Approximate Area = 1490 sq ft / 138.4 sq m
 Garage = 167 sq ft / 15.5 sq m
 Total = 1657 sq ft / 153.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for James Sellicks Estate Agents. REF: 1151304

