



JAMES
SELLICKS

Oaktree Close

KIBWORTH BEAUCHAMP, LEICESTER, LEICESTERSHIRE, LE8 0RL



Situated on one of Kibworth's most sought after and quiet residential addresses, this spacious and immaculately presented four-bedroom detached home, offers the scope to extend (subject to consents). It boasts an immaculately kept mature rear garden and is on a total plot of approximately 0.3 acres.

Detached family home • Four bedrooms • Over 1,770 Sq. Ft of accommodation • Refitted dining kitchen • Refitted ensuite bathroom and shower room • 23ft sitting room • Study • Utility room and guest cloakroom • Mature wrap around landscaped gardens • Double detached garage •

Accommodation

This pristine family home is entered via a porch which leads through to the L-shaped hall. Here there is a built-in storage cupboard for coats and shoes, and a guest cloakroom.

The sitting room spans the depth of this home and extends to over 23 ft with natural light flooding the space through French doors at the front and windows to the side and rear. A fireplace creates a focal point while double doors lead through to a private study, which in turn leads through to the spacious, open plan dining kitchen.

The generous refitted kitchen has an extensive range of eye and base level units providing plenty of storage with stone worksurfaces offering lots of preparation space. Integrated appliances include a fridge/freezer, dishwasher, microwave and range-style oven with extractor hood over. The utility room off features a matching range of fitted units with plumbing and space for a washing machine, space for a dryer, and a sink and drainer unit with a mixer tap.

Upstairs the master bedroom feels light and spacious with windows to the side and rear and features two built-in wardrobes with plenty of space for either free-standing or fitted wardrobes. The ensuite bathroom has been refitted with a contemporary suite comprising bath with shower attachment, WC and wash hand basin within a vanity unit. There are three further double bedrooms, while the family bathroom has also been refitted to create a shower room comprising a walk-in double shower cubicle, WC and wash hand basin set within a vanity unit.

Outside

The front features a driveway providing off-road parking for two vehicles with attractive flower borders leading to the detached double garage. To the side is a private entertaining area, while the remainder of the vast gardens wrap around this home. Extensive lawns are flanked by shaped stocked mature borders and trees, with a generous patio terrace accessible from the sitting room. There is also a well-stocked kitchen garden with raised planters and gravelled path network.





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 0RL, and house number 12.



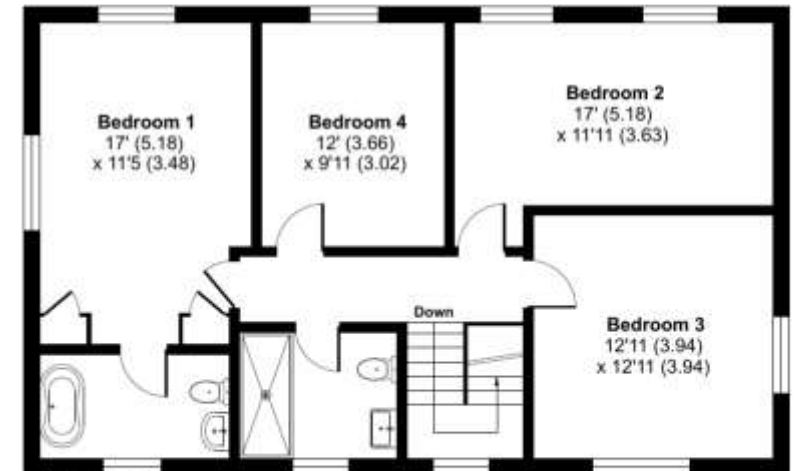
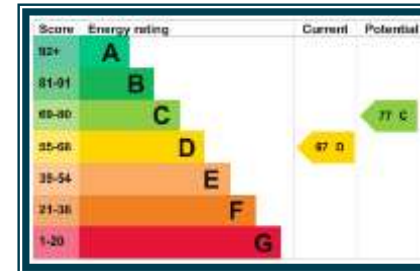
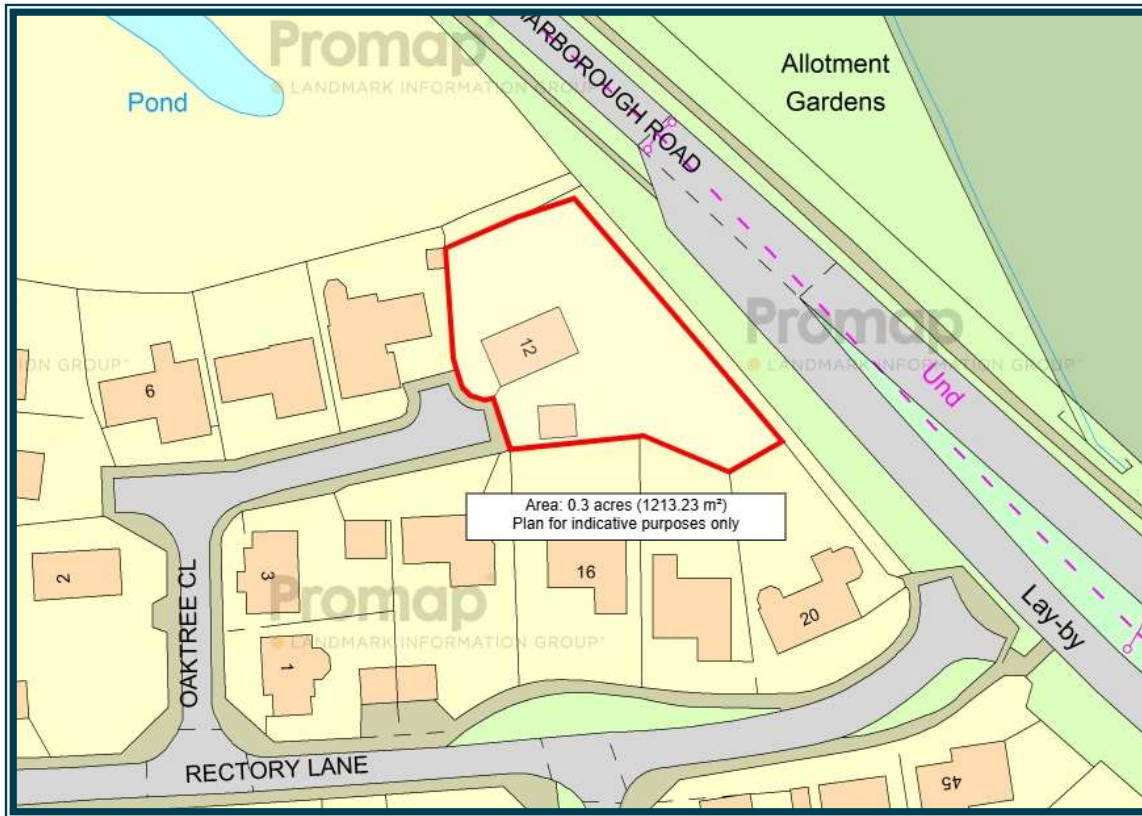




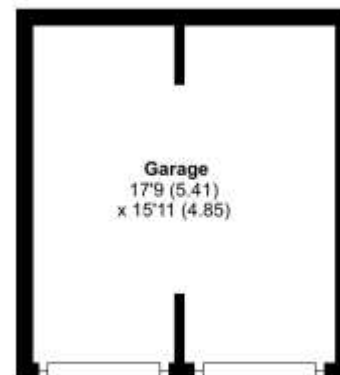
Oaktree Close, Kibworth Beauchamp, Leicester, LE8

Approximate Area = 1778 sq ft / 165.1 sq m
 Garage = 285 sq ft / 26.4 sq m
 Total = 2063 sq ft / 191.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

- Tenure: Freehold
- Local Authority: Harborough District Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: No
- Tax Band: G
- 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 clients are aware of
- Coastal erosion: None
- Coal mining in the local area: None



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nêchecom 2024. Produced for James Selicks Estate Agents. REF: 1169262

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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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