

MEADOWBROOK ROAD

KIBWORTH BEAUCHAMP, LEICESTERSHIRE



Whether you are downsizing or need more space for your growing family, this simply gorgeous home built by Silverdale Homes in one of Kibworth's most sought after addresses, with it's 42ft open plan kitchen, family/diner, four bedrooms, en suite, family bathroom and landscaped garden is an absolute gem, perhaps your next dream home?

42 ft open plan kitchen, family/dining room • Four bedrooms • Sitting room • Re-fitted family bathroom • Re-fitted en suite shower room • Utility room and guest cloakroom • Landscaped garden • Double garage and off-road parking • Sought after location within popular village

Accommodation

A welcoming hall greets you as you step inside. A handy WC offers a contemporary suite while stairs rise up and provide cloaks space beneath. A glazed door leads into the sitting room which feels bright, spacious, yet cosy. A living flame gas fire is the central focal point while a large bay window to the front allows for plenty of natural light. Double doors lead through to the open plan kitchen, family/dining room. Spanning over 42ft across the rear of this home, a stunning space providing the perfect backdrop for relaxing and entertaining. Refitted with an extensive range of contemporary eye and base level units providing ample storage with stone preparation surfaces, a central island provides further storage as well as breakfast bar space. Integrated appliances include double oven, hob, dishwasher and fridge/freezer. Light fills the room through two windows and extensive sliding patio doors leading out into the rear garden. The utility room (reconfigured from a rear portion of the garage) offers a sizeable, practical room with further storage, work surfaces and white appliance space.

Upstairs the sense of space continues with the galleried landing. The master bedroom features fitted wardrobes and a generous sized en-suite shower room with Jack and Jill wash hand basins set within a vanity unit, shower cubicle and WC. There are three further double bedrooms and a refitted family bathroom with a full suite comprising bath, separate shower cubicle, WC and wash hand basin.

Outside

Set back from the road with a deep frontage, there is a good-sized block paved drive with off-road parking for up to four vehicles and a lawn bordered by laurel hedging. The rear garden has been landscaped and is a private, peaceful space for the whole family, with paved seating terraces, and extensive lawn and a further paved dining area to the corner. Secure gated access to the side leads round to the front and to the utility room door.

Location

This popular south Leicestershire village is of significant historical interest. Situated between Leicester and Market Harborough (both with mainline access to London in approximately one hour) it offers a wide range of facilities including shopping, health centre, restaurants and public houses as well as convenient access to popular state and private schooling. Sporting amenities include an 18-hole golf course, cricket ground, tennis courts and a bowling green.

Tenure: Freehold. **Conservation Area:** None

Local Authority: Harborough District Council, **Tax Band:** F

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

Broadband delivered to the property: unknown

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: Two-storey dwelling. No accessibility modifications.

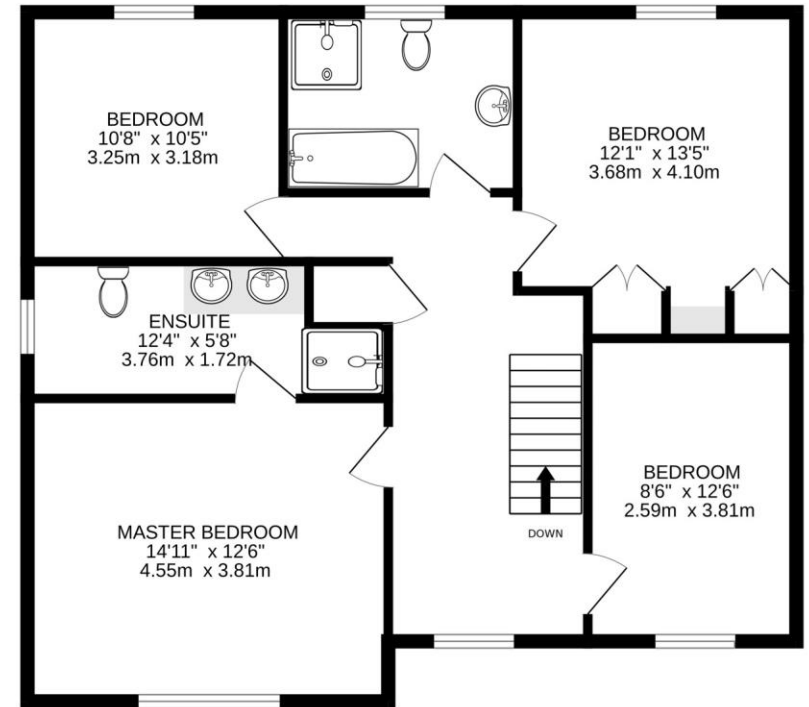
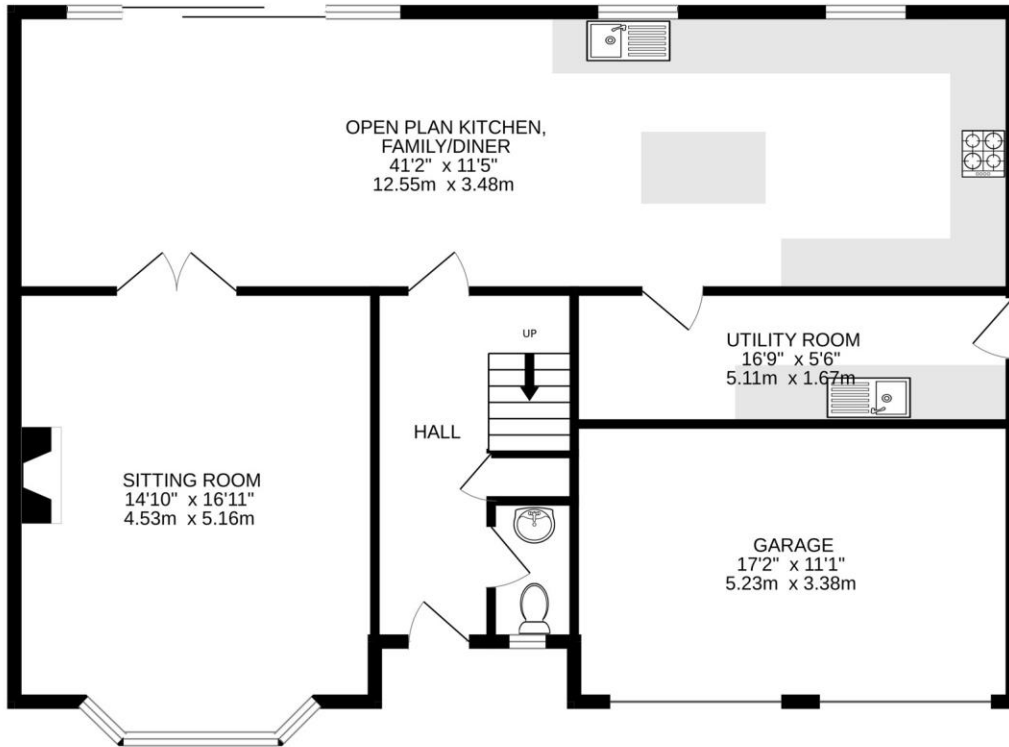












24a, Meadowbrook Road Kibworth Beauchamp, Leicester, LE8 0HU

Total Approximate Gross Internal Floor Area = 1807 SQ FT / 167 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.

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

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesllicks.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.

