

JAMES
SELICKS

30
Longbreach Road

KIBWORTH HARCOURT,
LEICESTERSHIRE LE8 0SQ



Built in 2016 by Messrs. David Wilson Homes, this modern detached family home is tucked away on the sought after Kibworth Meadows development within walking distance of the village centre, primary and secondary schools, and is offered for sale with no upward chain.

Modern detached family home • Four bedrooms • Open plan kitchen/dining room • Sitting room • Study • Utility room and guest cloakroom • Ensuite and family bathroom • Landscaped garden • Garage and off-road parking • No upward chain •

Accommodation

A welcoming hall greets you as you step inside the front door. To your right is a study which offers the ideal space to work from home in but could also serve as a snug or playroom. The sitting room is situated on the left and feels spacious, yet cosy with a large bay window to the front.

Tucked in the corner of the hall is the guest cloakroom which features a built-in cupboard, handy for coats and shoes. The open plan kitchen/diner is a show-stopping space with a large bay to the rear with double doors out on to the garden. The kitchen is fitted with an extensive range of wall and base units with work surfaces over, integrated appliances include an AEG double oven, gas hob with extractor hood over, dishwasher and fridge/freezer. The utility room is tucked to the side offering further storage, plumbing and space for appliances and separate access to the rear garden.

Upstairs a spacious landing leads to the four bedrooms all of which are a good size. The master bedroom benefits from fitted wardrobes and an ensuite shower room. There are fitted wardrobes to the three further bedrooms while the family bathroom features a suite comprising separate shower cubicle, bath, WC and wash hand basin.

Outside

A hard-standing drive to the side provides off-road parking and leads to the single garage, while attractive bedding areas flank the paved path to the front door.

The rear garden has been landscaped to provide an attractive, secure and private space to enjoy outdoor living, with paved patio terrace, lawn and raised borders with integrated lighting.

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

Tax Band: E

Services: The property is offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: FTTP

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

Water meter: Yes

Smart meters: Yes, both gas and electric

Warranty: The property was constructed in 2016, and benefits from the remainder of a 10-year NHBC build warranty

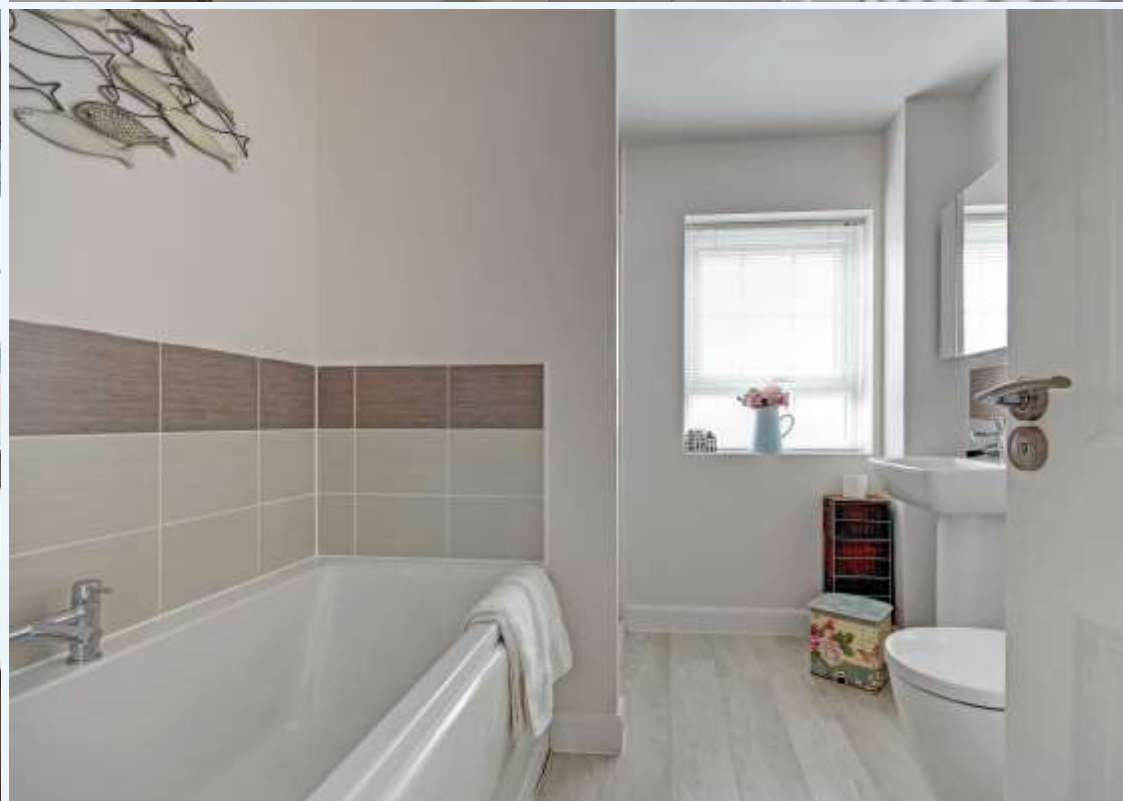
Accessibility: No modifications to the property

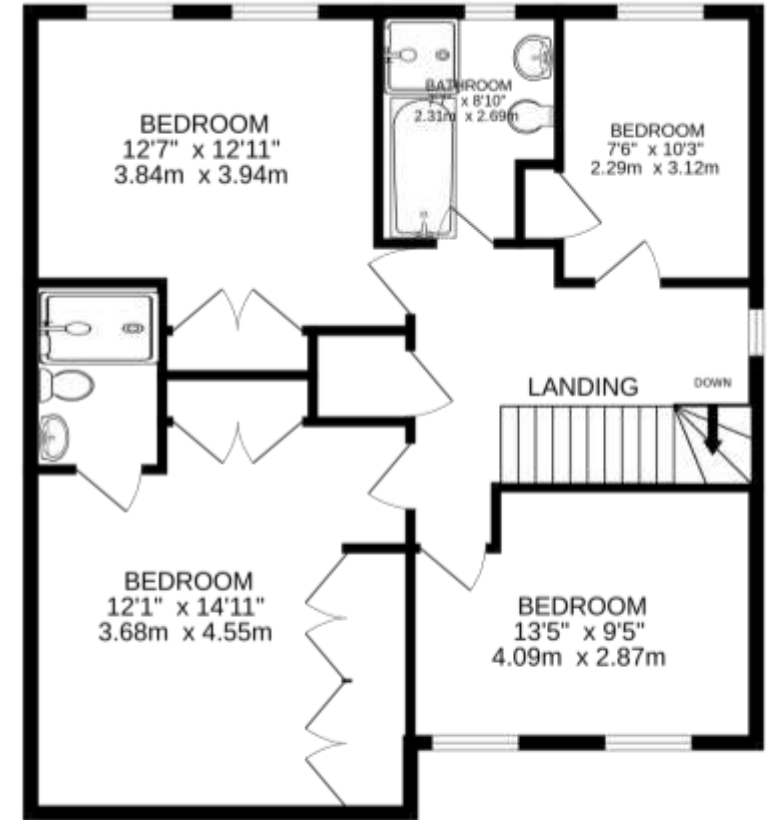
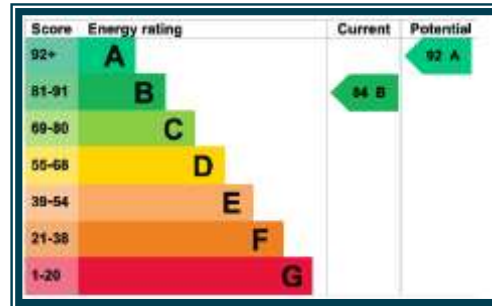
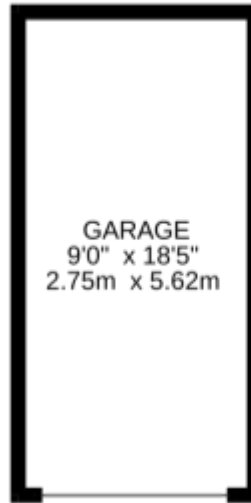
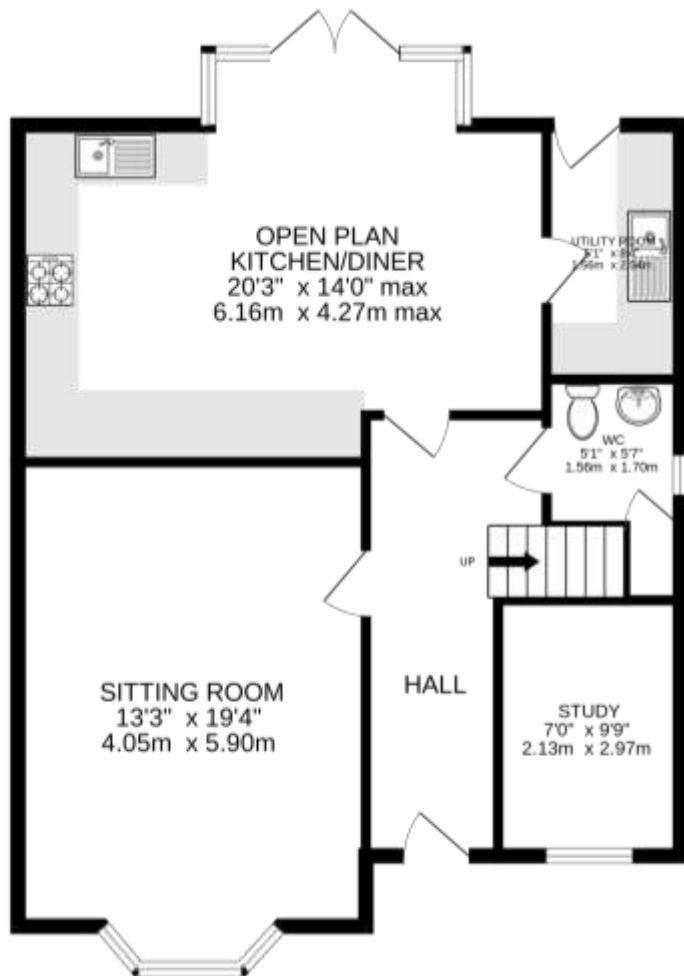
Planning issues: None which our clients are aware of

Satnav Information

The property's postcode is LE8 0SQ, and house number 30







TOTAL FLOOR AREA : 1567 sq.ft. (145.6 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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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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