

JAMES SELICKS

Prospect Road

KIBWORTH BEAUCHAMP,
LEICESTERSHIRE LE8 0HX



This four-bedroom detached family home is tucked away in a popular residential area close to the heart of the village and offers an open plan kitchen/diner, sitting room, utility room, guest cloakroom ensuite and family bathroom, as well a landscaped garden and garage, which will appeal to growing families and downsizers alike.

Detached family home • Four bedrooms • Re-fitted kitchen/diner • Sitting room • Utility room and guest cloakroom • Ensuite and family bathroom • Garage • Landscaped garden • Walking distance to village shops and schools • Sought after residential area

Accommodation

You step into a welcoming porch through the front door where you'll find space for coats and shoes. A further door leads through into the sitting room which is filled with natural light through a bay window to the front and is arranged around the fireplace which provides a focal point.

An open archway leads round to the open plan kitchen/dining room which has been refitted with an extensive range of contemporary wall and base units offering plenty of storage space. Integrated appliances include double oven, hob, dishwasher and fridge/freezer. Double doors lead out on to the patio beyond while to the corner a glazed door leads through to a good-sized utility room which offers further storage space as well as plumbing for a washing machine. Separate access to the garden can be gained from here as well as access into the integral garage, while in the corner you will find a guest cloakroom.

Upstairs there are three double bedrooms and a single bedroom which could serve as a home office/study. The master bedroom features an ensuite shower room with walk-in shower cubicle while the family bathroom features a suite comprising p-shaped bath with shower over, WC and wash hand basin.

Outside

The property is approached via a shared driveway, which leads to the property own private block paved driveway. The property owns the share of the tarmac in front of the house and the grass verge opposite, beyond the tarmac belongs to a neighbouring property. There is an agreement that the maintenance and repair of the driveway is shared. Since our clients have owned the property, no maintenance or repair costs have arisen.

A block paved driveway to the front provides off-road parking and leads to the garage while the enclosed rear garden has been landscaped to provide a secure, peaceful space featuring paved patio terrace, lawn, bedding borders, timber framed shed and gated access to the side.

Location

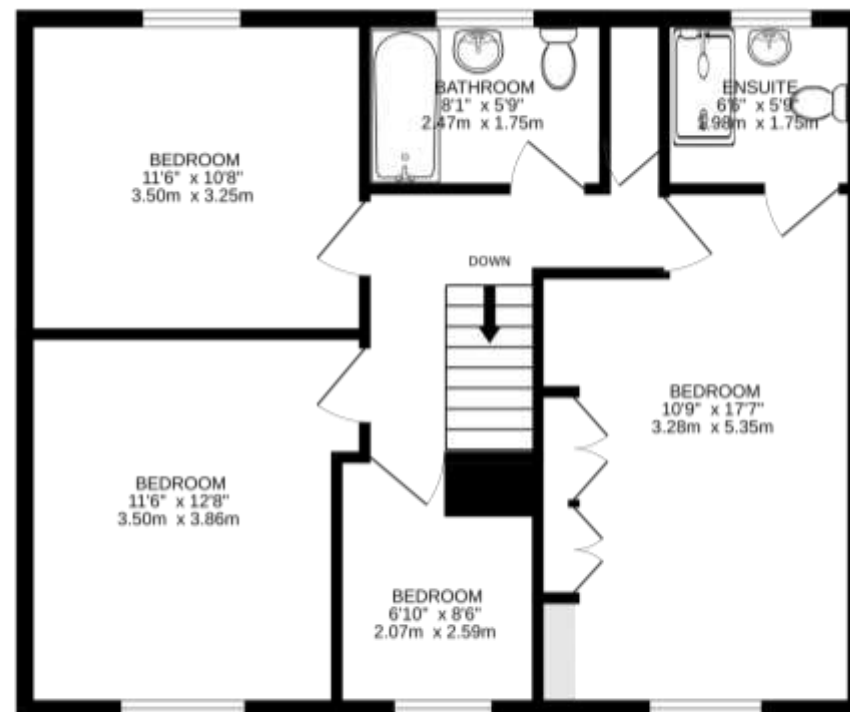
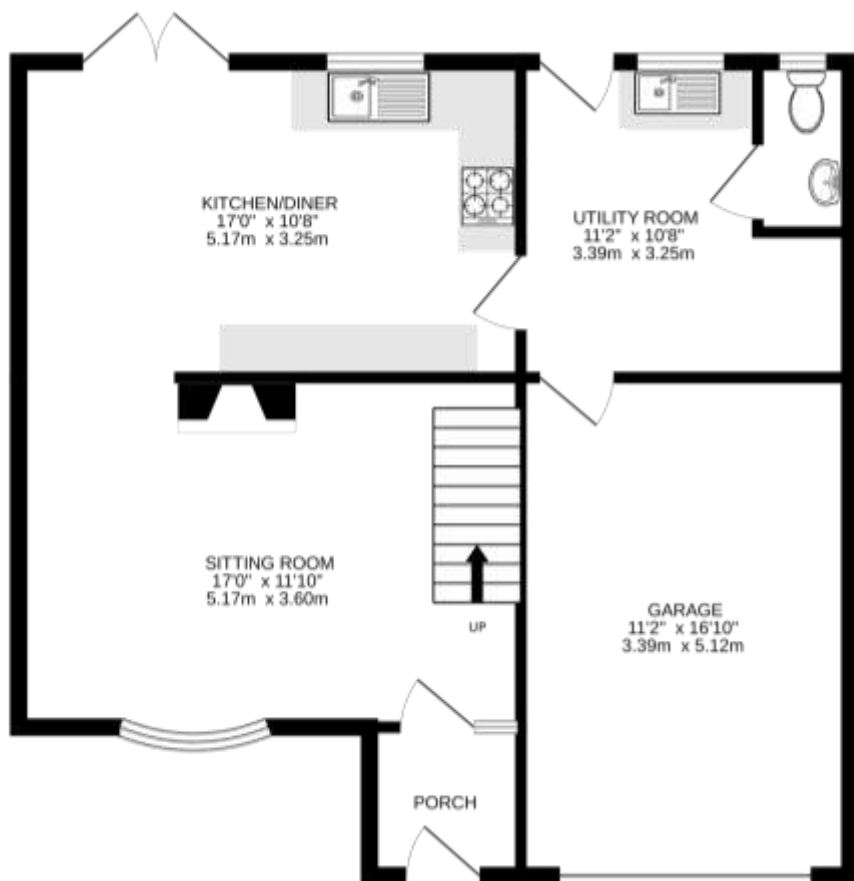
Kibworth village is popular with young families and retired couples alike because of the strong community spirit centred around sporting and recreational facilities. The village itself offers a GP surgery, shops, a delicatessen, popular public houses and restaurants. Nearby are country footpaths for scenic walks, open spaces, playgrounds, tennis courts and a MUGA.

Excellent schooling is also available within the village, and in the private sector within nearby Great Glen. Market Harborough to the south offers an even wider range of facilities and a mainline rail connection to London St. Pancras in under an hour.









TOTAL FLOOR AREA : 1196 sq.ft. (111.2 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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Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: Not in Conservation Area

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: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes.

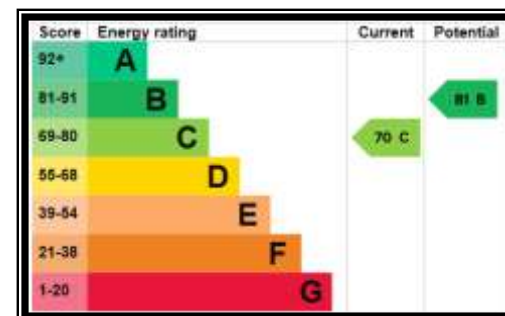
Flooding issues in the last 5 years: None

Accessibility: No accessibility modifications

Planning issues: None which our clients are aware of

Satnav Information

The property's postcode is LE8 0HX and house number 29.



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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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