

A two-story red brick house with a bay window and a tall cypress tree. The house is surrounded by a gravel driveway and a wooden fence. The scene is set in a garden with various plants and trees.

## Oaktree Close

KIBWORTH BEAUCHAMP, LEICESTERSHIRE LE8 0RL

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Thought suitable for renovation, remodelling and extension (subjects to the usual planning consents), is this spacious four double bedroom detached family home in the ever-popular village of Kibworth Beauchamp. It boasts walled south facing gardens and is offered to the market with the benefit of no upward chain.

Detached family home • Ripe for renovation and reconfiguration • Two reception rooms • Breakfast kitchen • Utility room • Four double bedrooms • Ensuite bathroom • Family bathroom • South facing gardens • Twin single garages • Off road parking • Total plot approx. 0.24 acres • Popular village • No upward chain

#### Accommodation

This spacious family home is entered via the front door into an entrance lobby, which then gives access to the generous hallway with stairs rising to the first-floor landing, and a storage cupboard. Situated off the entrance hall is a WC with a window to the front elevation, a low flush WC and wash hand basin. On the left is the spacious dual aspect sitting room which has sliding patio doors to the front elevation, window to the side and a window to the rear elevation. Taking centre stage is a brick-built inglenook fireplace with a living flame gas fire and a wooden beamed mantle surround.

The breakfast kitchen has an excellent range of wooden eye and base level units, drawers and display cabinets with cream worktop with wooden edging. There is an eye level Hotpoint double oven, a four ring Lamona hob with extractor fan over, space for an under-counter fridge/freezer, a serving hatch through to the dining room, a stainless-steel sink positioned at the window. A breakfast room off the kitchen has a window to the rear elevation and offers ample space for a table and chairs. Off the kitchen is also a utility room which has plumbing and space for a washing machine and tumbler dryer. There are further base level cupboards, worktop space and a stainless-steel sink and drainer. The Worcester boiler can also be found in here. There are two windows, one to the front and one to the side, and a door to the side elevation. Completing the ground floor accommodation is the dining room which has a uPVC bay window to the front elevation and a serving hatch through to the kitchen.

A dogleg staircase rises to the first-floor landing and has a window to the rear elevation. The landing has an airing cupboard housing the water tank. There are four double bedrooms, the master boasting an ensuite bathroom with a corner bath with shower over toilet, bidet, a sink with storage under and mirrored storage unit over, a window to the and a double fitted storage cupboard. The family bathroom has a three-piece suite with a bath with shower over, WC, a sink with a small, fitted storage unit over, shaving point and a window to the side.

#### Outside

Accessed off Oaktree Close, double wrought iron gates set back and set between a brick wall either side give access to the property's south facing gardens, which have primarily brick wall boundaries. There is a large block paved entertaining area. The gardens are predominantly laid to lawn, with the gardens lying to the front and side of the property. There are a variety of mature trees affording a great degree of privacy. To the side is a further lawned area with a small greenhouse and a further shed. The property has twin single garages with up and over doors and are accessed off Rectory Lane. In front of the garage is ample off-road parking.







#### Location

The property is located within walking distance of the thriving village centre of Kibworth, popular with young families and retired couples alike because of a strong community spirit centred around sporting and recreational facilities such as cricket, golf, bowls and tennis clubs. There is a GP surgery, shops, a delicatessen, popular public houses and restaurants within the village, plus local country footpaths for scenic walks, open spaces, playgrounds, tennis courts and a MUGA (multi use games area). Excellent schooling is available within the village, and in the private sector within the neighbouring village of Great Glen. Market Harborough, some five miles to the south offers an even wider range of facilities and a mainline rail connection to London St. Pancras in under an hour.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Listed Status:** Not Listed

**Conservation Area:** Not in a Conservation Area

**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:** Assumed to be 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 accessible modifications to the house. There is a steep drive from the street to the front door

**Cladding:** None

**Planning issues:** None which our clients are aware of

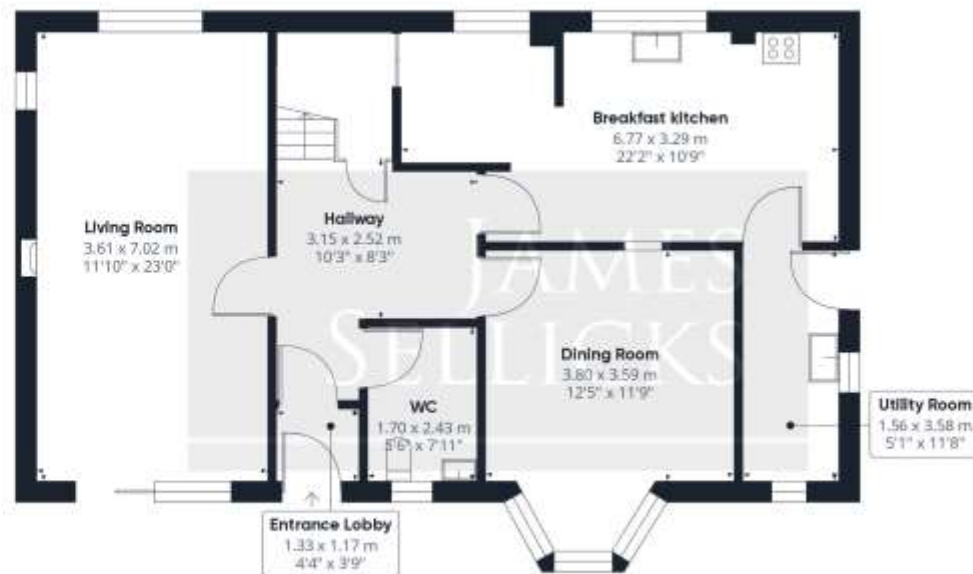
**Satnav Information**

The property's postcode is LE8 0RL , and house number 2.

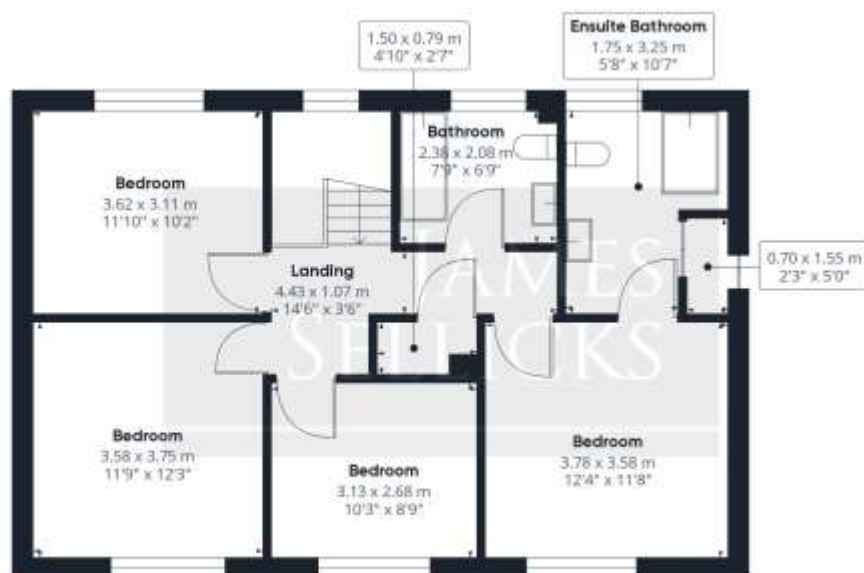








**Floor 1** Building 1



**Floor 2** Building 1

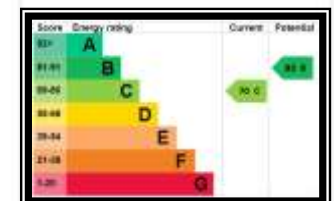


**Floor 1** Building 2

**Approximate total area<sup>(1)</sup>**

180.19 m<sup>2</sup>

1939.54 ft<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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