

JAMES  
SELICKS



## Larkswood

KIBWORTH BEAUCHAMP, LEICESTERSHIRE LE8 0SB





If you're yearning for a unique, luxurious abode within walking distance of Kibworth village centre, schools and amenities, then this simply stunning, extended and refurbished detached family home could be just what you've been waiting for. With four bedrooms, a show-stopping 29ft open plan living kitchen, bespoke fitted home office among a plethora of other features, it's ideal for growing families and downsizers alike.

Unique, extended refurbished detached home • Luxury, high-spec finish throughout • Over 1,500 sq ft of flexible living • Four bedrooms • 29ft open plan kitchen, family/diner • Sitting room with solid fuel burning stove • Guest cloakroom, utility/boot room and study • Luxe family bathroom and ensuite shower room • Ample parking with space for a camper van • Landscaped Garden •

#### Accommodation

Prepared to be wowed as you step through the oak-framed porch and into this unique home. The welcoming hall with natural limestone flooring has panelled walls and invites you in to take a further look at this simply stunning home. To the right is the guest cloakroom, refitted with a contemporary suite. To the left is the spacious but cosy sitting room which features a solid fuel-burning stove set flanked by back-lit log stores that create a striking focal point. Surround sound speakers are set within the ceiling for potential movie room. Owing to the size of the sitting room, there is space, which is currently used as a play area, but could also serve as a reading area.

At the head of the hall and beyond the glass paned oak door is the show-stopping heart and hub of activity: the open plan living dining kitchen. Spanning 29 ft and with an abundance of natural light spilling through the westerly facing bi-fold doors, sky lights and window, this truly is a stunning space ideal for entertaining. The floor is tiled in natural limestone and has single zone underfloor heating. The living area features a bespoke media wall, the dining area takes in attractive views of the gardens and, while the kitchen features a comprehensive range of fitted wall and base units. Here you will find ample storage to the Howdens units, while the quartz work surfaces above and, to the central island/breakfast bar offer plenty of space for preparing dishes or casual dining. Integrated appliances include a Neff microwave, dishwasher, twin Bosch ovens and hob, space for a wine cooler below a bespoke min bar. There is also space and plumbing for an American-style fridge/freezer. The utility/boot room is similarly fitted with a comprehensive range of fitted units with contrasting wood worksurfaces, plumbing and space for appliances and a boiler cupboard. A practical, stylish space that will prove popular with families and dog-lovers alike. Through here is the study/home office fitted with bespoke desk, drawers and shelving.

Upstairs the impeccable styling continues. The master bedroom offers ample fitted wardrobes with integrated lighting, and a dressing area/reading nook that is filled with an abundance of natural light. The ensuite shower room oozes luxury with its contemporary suite. There are three further bedrooms, the two smaller bedrooms both featuring handy built-in storage. As you step inside the family bathroom, you may be forgiven for thinking you're in a boutique hotel. A free-standing bath, walk-in shower cubicle, WC and wash hand basin set within a vanity all combine with discreet lighting to the storage nooks to create the perfect spot for a bathing in style.







### Outside

The front drive is largely gravelled and offers ample parking with space for a camper van or motor home. The rear garden has been landscaped to create defined areas for all members of the family to enjoy while making the most of the southerly aspect to the side and the westerly aspect at the rear. To the side of the home, is a timber-framed secure storage space ideal for motorbikes or road bikes. This space is fully insulated, plastered and has a TV point should you wish to make use as a home-gym. In addition, there is a handy hot water tap fitted outside for dog washing.

### Location

Kibworth is a hugely popular south Leicestershire village of significant historical interest, situated between Leicester and Market Harborough. Formed by two separate parishes: Harcourt and Beauchamp, 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.

### Satnav Information

The property's postcode is LE8 0SB, and house number 12.





Approximate total area<sup>m</sup>

170.83 m<sup>2</sup>

1838.8 ft<sup>2</sup>

Reduced headroom

1.09 m<sup>2</sup>

11.72 ft<sup>2</sup>

(1) Excluding balconies and terraces.

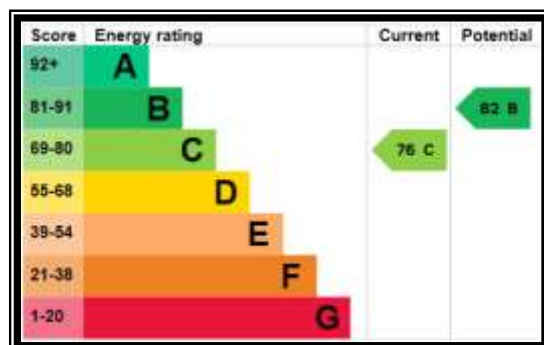
Reduced headroom

Below 1.5 m/5 ft

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 were based on RICS (IPMS 3C) standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS (IPMS 3C).

GIRAFFE360



Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed. Built: 1971

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: Cable

Meters: Gas smart meter and water meter

Non-standard construction: Believed to be of standard constructed

Wayleaves, Rights of Way, Easements & Covenants: Yes

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling. No modifications



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

Leicester Office  
01162 854 554

Oakham Office  
01572 724437

[jamesseilicks.com](http://jamesseilicks.com)



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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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