



Birch House

DOVER STREET, KIBWORTH BEAUCHAMP, LEICESTERSHIRE

JAMES
SELICKS

A stunning and significantly extended four bedroom detached family home located close to the heart of this hugely popular southeast Leicestershire Village.

Entrance porch • Entrance Hall & WC • Dining Room • Sitting Room • Study/Snug • Breakfast kitchen • Four Bedrooms • Bathroom • Front Lawned Gardens & Driveway • Rear gardens • Single integral garage • Excellent village amenities

Accommodation

This spacious family home is entered via a large entrance porch with composite front door, which provides access to an entrance hall with a guest cloakroom off comprising a white two-piece suite with a low flush WC, sink with storage cupboard under, and a chrome heated towel.

A dining room has a feature cast iron horseshoe shaped fireplace with pine surround creating a lovely focal point. There is laminate oak effect flooring and stairs rising to the first-floor landing. Double pine glazed doors with feature exposed brickwork above provides access to the sitting room, which is a light, bright room by virtue of a dual aspect with sliding patio doors to the rear garden and a window to the side elevation. There is a wonderful, exposed brick fireplace with a cast iron log burner set within under an oak mantle. This room also has laminate oak effect flooring. A study/snug is currently used as a beauty treatment room and provides a quiet space to work from home overlooking the rear garden, it could also be used as a playroom if required. From here there is a personnel door into the single garage.

The breakfast kitchen benefits from a good range of contemporary cream shaker style eye and base level cabinets with oak effect worktops providing plenty of preparation space. A black polycarbonate one and a quarter bowl sink has a flexible mixer tap over and is positioned under a window looking out to the front. Appliances include a Logic electric fan assisted oven, a four-ring gas hob with a stainless steel and glass extractor above. There is plumbing for a washing machine, freestanding dishwasher and an American style fridge freezer.

Stairs rise to the first-floor landing, which has an airing cupboard housing the Glowworm wall mounted boiler. The principal bedroom is situated to the rear of the property and overlooks the rear garden. There are three further bedrooms, with one boasting built in wardrobes. Completing this lovely family home is the family bathroom and comprises a white three-piece suite with a low flush WC, feature trough sink with mixer tap and a LED lit mirror over, set on a Walnut vanity unit with shelving and storage beneath. A P-shaped panelled bath has a shower over, curved glass shower door and fully tiled walls. There is a matching Walnut tall storage unit with full length mirror, a chrome heated towel rail, cream towel hook, window to the front elevation and Walnut effect hard flooring.

Outside

To the front of the property is a lawn bordered one side by mature shrubs and bushes, and to the other a tarmac driveway which leads to the single integral garage with power and lights. A gate to the left provides access to the rear garden that has a paved and block paved patio entertaining areas, a lawn, raise planters, mature trees and shrubs.





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 neighboring 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. **Built:** Circa 1980's

Conservation Area: No **Tax Band:** D

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

Broadband delivered to the property: Cable broadband

Loft: Insulated

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 story. No modifications

Satnav Information The property's postcode is LE8 0HD, and house number 46







Floor 1



Floor 2

Approximate total area⁽¹⁾

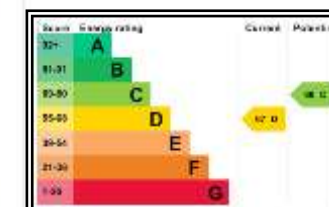
126.33 m²

1359.82 ft²

Reduced headroom

1.63 m²

17.58 ft²



(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.

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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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