

Greenway

KIBWORTH BEAUCHAMP, LEICESTERSHIRE



JAMES
SELICKS



This extended, refurbished four bedroom detached family home offers over 1,600 Sq. Ft of flexible, luxury living, suitable for both growing families and downsizers alike. With two reception rooms, one combining a family room/home office space, open plan kitchen, family/diner, a master suite with dressing room and ensuite, all within walking distance of the village centre, schools and shops, this could be the dream home you've been searching for.

Extended, refurbished detached family home | Over 1,500 Sq. Ft of luxury living | Four bedrooms | 22ft sitting room with window seat | Family room/study | Open plan kitchen, family/dining room | Refitted ensuite shower and family bathroom | Reception Hall and guest cloakroom | Landscaped westerly facing garden | Garage and off-road parking |

Accommodation

A striking, oak-framed porch welcomes you as you arrive, while a reception hall with wooden floorboards invites you in. To your right, you will find a handy guest cloakroom, which is surprisingly larger than usual, offering space to store coats and shoes. To your left, a bevelled edge glass paned door leads through to the sitting room, which spans the depth of this home and is bathed in an abundance of natural light through windows to the front, side and rear. A bespoke window seat with fitted shelving and storage beneath provides an idyllic spot to relax as well as practical storage space, while a gas-fired stove provides warmth as well as the perfect focal point. The family room/study offers flexibility of use and provides one of the access points to the garden beyond.

The open plan kitchen, family/dining room is very much the heart of this home and is ideal for entertaining family and friends. Fitted with an extensive range of wall and base units that provide ample storage with plenty of space to the counter tops above. There is an integrated dishwasher, space for a range-style oven with extractor hood over, and space for an American-style fridge/freezer. French doors lead out to the patio beyond, while a personnel door tucked in the opposite corner leads through to the integral garage. There is an extant planning consent to extend the kitchen by 4 metres to the rear.

The sense of space continues upstairs with the galleried landing and its picture window to the front. The master bedroom is situated to the rear and enjoys views of the landscaped garden. Beyond the bedroom you will find a walk-through dressing room which leads to the refitted ensuite that features a contemporary suite comprising shower cubicle, WC and wash hand basin. The guest bedroom spans the depth of the home and enjoys a bright, dual aspect. There are two further bedrooms, the fourth bedroom, currently serving as a dressing room, but could also be used as a home office, or nursery.

Outside

A hardstanding drive at the front provides off-road parking for two vehicles and is flanked by an attractive, landscaped garden with lawn and bedding areas. The rear garden enjoys a bright and sunny westerly aspect and features an extensive paved patio, a lawn large enough for the children, or grandchildren, to enjoy a kick about which is flanked by borders. To the corner is a timber decked terrace, ideal for al fresco dining or relaxing. There is scope for a small vegetable patch alongside the shed, as well.





Location

Kibworth Beauchamp is a popular south Leicestershire village of significant historical interest, that lies between Leicester and Market Harborough, (both with mainline access to London in approximately one hour). It offers a wide range of facilities including shopping, health centre, restaurants and public houses as well as convenient access to popular state and private schooling. Sporting amenities include an 18-hole golf course, cricket ground, tennis courts and a bowling green.

Planning Consent

There is an extant planning consent to extend the kitchen to the rear. Plans available on request. Planning reference: 17/00786/FUL on the Harborough Council planning portal.

Tenure: Freehold

Local Authority: Harborough District Council **Tax Band:** E

Listed Status: Not Listed

Conservation Area: No

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 constructed

Wayleaves, Rights of Way, Easements & Covenants: Yes

Flooding issues in the last 5 years: No

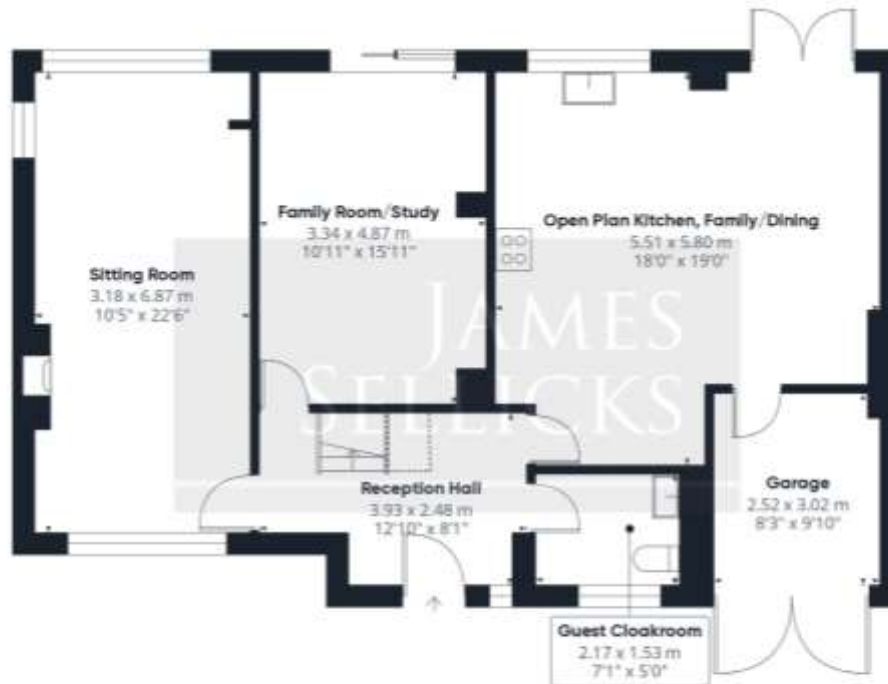
Accessibility: Two storey dwelling

Satnav Information: The property's postcode is LE8 0LU, and house number 2

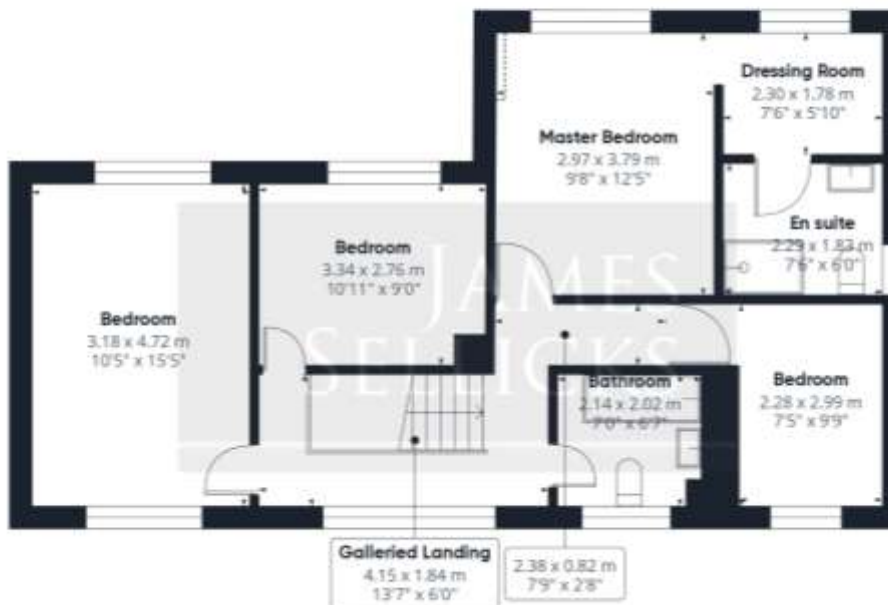








Floor 1



Floor 2

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Approximate total area⁽¹⁾

149.96 m²

1614.17 ft²

Reduced headroom

0.64 m²

6.92 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 are based on RICS IPMS 3C standard.

GIRAFFE 360

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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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