

Rochester Close

KIBWORTH HARCOURT, LEICESTERSHIRE



JAMES
SELICKS

This spacious, extended three bedroom detached bungalow, tucked away in one of the most sought-after cul-de-sacs in the favoured village of Kibworth Harcourt, would suit both growing families and downsizers alike, with over 1,700 Sq. Ft of luxury accommodation and a double garage with scope to convert at an annexe (subject to consents), all set within an approx. total plot of 0.21 acres.

Modern detached bungalow | Three double bedrooms | Over 1,770 Sq. Ft (2079 Sq. Ft incl. garage) | Sitting room and garden room | Open plan kitchen/dining room | Ensuite wet room, ensuite shower & bathroom | Double integral garage with utility area | Attractive landscaped gardens | Ample off-road parking | No upward chain

Accommodation

As soon as you step inside the canopied front door a welcoming reception hall greets you and offers a glimpse of the elegant, spacious interior that this exquisite, detached bungalow has to offer. The sitting room offers a sizeable, yet cosy room with a living-flame gas fire providing the perfect focal point. Glazed double doors lead through to the garden room which enjoys wrap around views of the attractive, landscaped garden beyond and an abundance of natural light.

The kitchen can be found towards the front of this home and enjoys a view of the landscaped front garden and features an extensive range of fitted units that offer plenty of storage space, while stone worksurfaces above provide ample space for preparation. Integrated appliances include NEFF double oven, gas hob with extractor hood over, dishwasher with space for an American-style fridge/freezer. An open archway has been reconfigured to provide open flow to the spacious dining room, which could also serve as a family room/seating area. To the front of here, you will find a lobby and further entrance porch, which both lead to internal access into the double, integral garage. There is scope for this area to be converted into an annexe for multi-generational needs, subject to the appropriate planning consents.

Back to the hall, you will find a handy storage cupboard for linen and access to three double bedrooms. The rear bedroom features an ensuite wet room, with a contemporary suite. The front bedroom also features an ensuite shower room that has been refitted with a modern suite. The family bathroom features a three-piece white suite comprising bath with shower over, WC and wash hand basin.

Outside

This simply stunning bungalow sits within a mature, landscaped plot of approximately 0.21 acres, with twin brick pillars either side of what could be a gated entrance, greeting you as you sweep along the drive and into the attractive front garden. There is enough parking for five or six cars, depending on the size of vehicles, with a manicured, shaped lawn flanking the left-hand side. The double integral garage, with an electric remote-controlled door, provides secure parking for two vehicles with a plumbed in utility area and units to one side, and space for fitted cupboards on the right-hand side.

The rear garden enjoys a southerly aspect with mature trees, set beyond the rear boundary offering areas of both light and shade throughout the day. Attractive perennial borders flank the extensive lawn which complement the paved patio dining and seating terrace.





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, butcher's 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 primary and secondary schools are within the village. Private sector can be found in the neighbouring village of Great Glen. Market Harborough, lying approx. five miles to the south offers an even wider range of facilities and mainline rail to London St. Pancras in under an hour.

Tenure: Freehold

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

Listed Status: Not Listed.

Conservation Area: No

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

Meters: The property has gas & electric smart meters, & a water meter

Loft: Boarded, insulated, and has lighting and ladders

Broadband delivered to the property: Cable

Non-standard construction: Believed to be of standard constructed

Wayleaves, Rights of Way, Easements & Covenants: Yes.

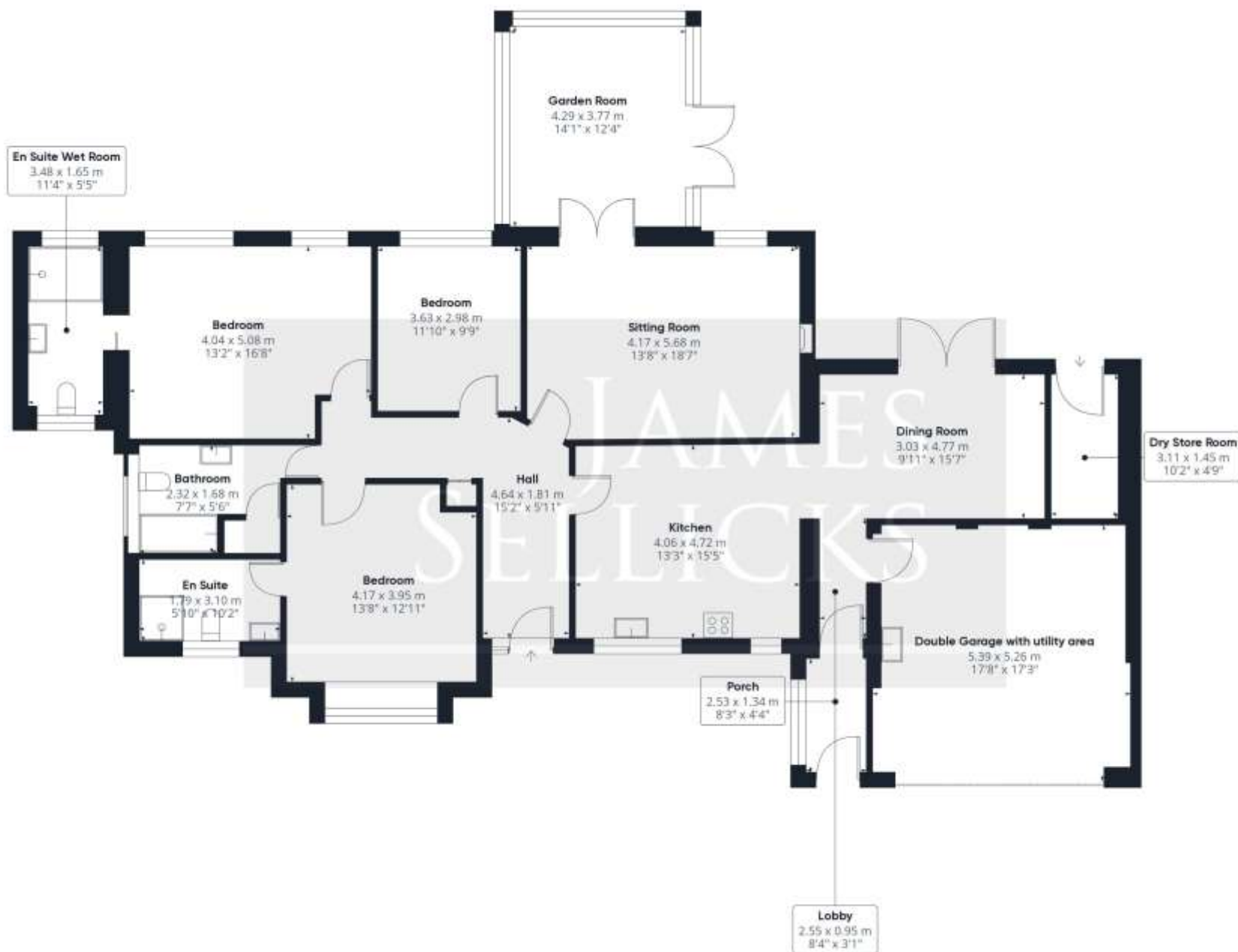
Flooding issues in the last 5 years: No

Accessibility: Single storey dwelling. Lateral access wet room

Satnav Information: The property's postcode is LE8 0JS, and house number 16

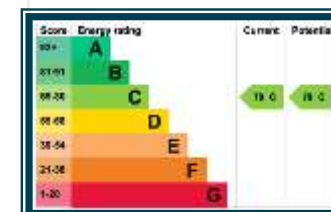






Approximate total area⁽¹⁾

193.26 m²
2080.23 ft²



(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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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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