

## APARTMENT 3

SIDINGS YARD, KIBWORTH BEAUCHAMP, LEICESTERSHIRE



An exclusive collection of just six stylish new-build apartments in the heart of Kibworth Beauchamp, offering contemporary open-plan living with a high-quality finish throughout. Designed for modern, eco-conscious lifestyles, each home features solar panels, EV charging, private parking, secure cycle storage, and a 10-year Protek warranty — all within walking distance of the village's excellent shops, cafés, schools, and transport links.

Stunning New-Build Apartment • Exclusive Development of Just Six Homes • Eco-Friendly with Solar Panels & EV Charging • Contemporary Open-Plan Living • Sought-After Central Village Location • Premium High-Specification Finish Throughout • 10-Year Protek Warranty for Peace of Mind • Private Parking with EV Point • Secure Cycle Storage • Convenient Bin Store

### Location

Tucked just off the heart of the sought-after village of Kibworth Beauchamp, these homes enjoy the best of both worlds; vibrant village living with easy access to beautiful South Leicestershire countryside, and excellent transport links. The village itself is brimming with charm, offering boutiques, GP surgeries, shops, a delicatessen, butcher's, popular public houses and restaurants, plus local country footpaths for scenic walks, open spaces, playgrounds, tennis courts and a MUGA (multi use games area) and a host of sports clubs including tennis, golf, bowls, and cricket.

Only two miles away, the ever-popular Wistow Rural Centre provides a wonderful day out with its café/bistro, farm shop, plant centre, craft and furniture outlets, art gallery, and seasonal maize maze. For a wider selection, the nearby market town of Market Harborough offers a bustling mix of independent boutiques, high street shopping, a theatre, leisure centre, Waitrose and other supermarkets, plus a wide choice of restaurants, pubs, and wine bars.

### The Apartments

Sidings Yard presents an exclusive selection of thoughtfully designed apartments that combine modern living with timeless comfort. These homes are ideal for a range of residents, including professionals and retirees, seeking contemporary spaces that meet the demands of today's lifestyles.

The development comprises six apartments spread across the ground, first, and second floors. Each apartment has been meticulously crafted to maximize comfort and functionality. The layouts are open-plan, integrating the kitchen, dining, and living areas to create spacious and light-filled interiors. These one-bedroom apartments range in size from approximately 51.79 to 55 square meters, providing a variety of options to suit different needs.

Externally, the development emphasizes convenience and sustainability. Allocated parking spaces are available for residents, all equipped with electric vehicle (EV) charging points to support eco-friendly living.

Solar photovoltaic panels have been installed on the apartment building, reflecting the commitment to energy efficiency and sustainability. The apartments also include secure cycle storage and external PIR lighting for enhanced security and accessibility.

Sidings Yard has been designed with a focus on blending modern amenities with aesthetic appeal. The exteriors feature high-quality materials and finishes, ensuring that the development integrates seamlessly into its surroundings while maintaining a contemporary architectural style. Triple-glazed windows provide excellent insulation, reducing noise and improving energy efficiency.







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#### Important Notice

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1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

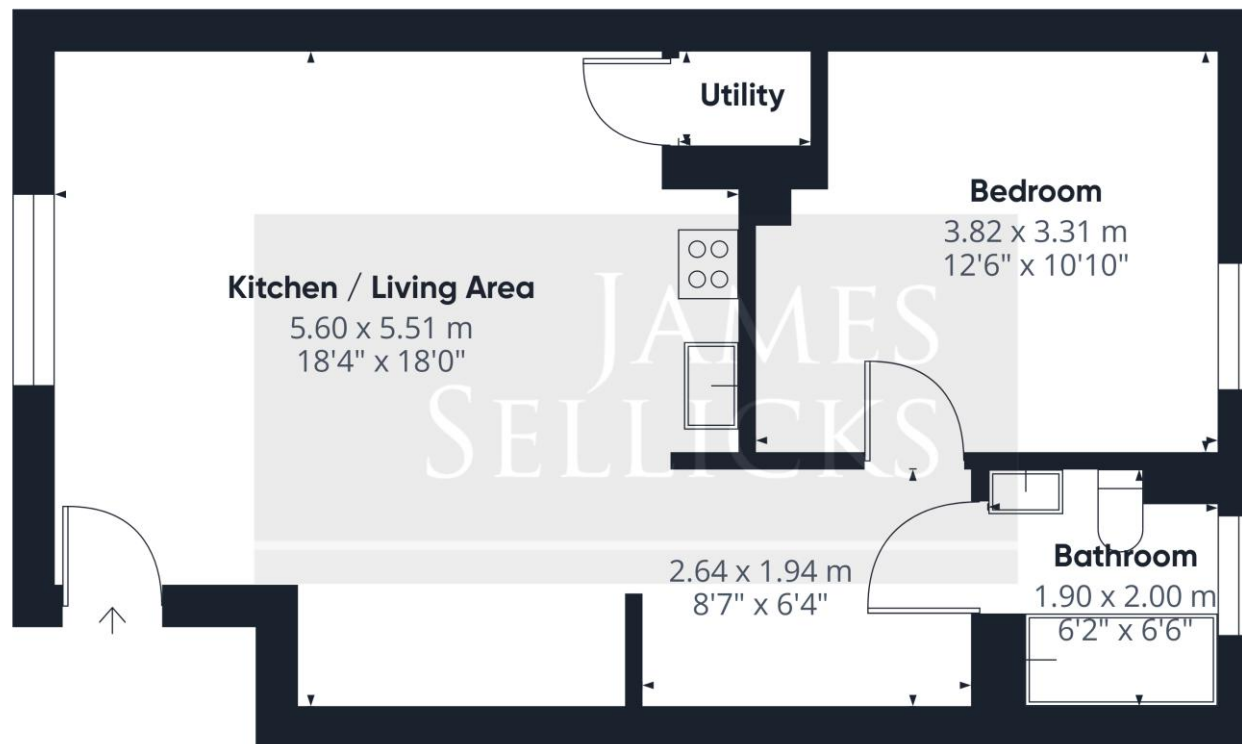
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#### Measures and Other Information

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.



Approximate total area<sup>m</sup>

48.7 m<sup>2</sup>  
524 ft<sup>2</sup>

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

#### Lease information

Whilst we make every effort to ensure these details are correct, please note that these are subject to change and therefore are not to be relied upon and **MUST** be verified by potential Purchaser's Solicitor.

**Tenure:** Leasehold.

**Lease Term:** TBC years from TBC

**Ground Rent:** £TBC per annum.

**Service charge :** £TBC per annum.

**Buildings insurance :** £TBC per annum.

**Service charge review period & review increase:** TBC

**Management:** TBC

**Local Authority:** Harborough District Council, **Tax Band:** TBC

**Conservation Area:** Kibworth Beachamp (TBC)

**Services:** The property is offered to the market with gas-fired central heating , underfloor heating & mains water.

**Meters:** Electric & Gas smart meters & Water meter

**Broadband delivered to the property:** FTTP, speed TBC

**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way & Covenants:** None out of the ordinary for an apartment complex.

**Flooding issues in the last 5 years:** None

**Accessibility:** No accessibility modifications.