

VITRUM HOUSE

VICTORIA COURT
KIBWORTH BEAUCHAMP

JAMES
SELICKS



An exceptional four-bedroom detached new-build, tucked away at the head of a private cul-de-sac in Kibworth. Designed and finished to the highest specification, the property boasts striking contemporary architecture, luxurious interiors, and generous living space complemented by landscaped south-facing gardens and a brick-built home office. Offered with no upward chain.

Prestigious four-bedroom detached new build in a quiet cul-de-sac • Elevated plot with open views to the front and side • Stunning double-height reception hall with oak and glass staircase • Luxury kitchen with vaulted ceiling, quartz worktops, AEG appliances & bifold doors • Utility room plus separate cloakroom with designer finishes • Open-plan living/dining space with log burner and garden access • Two bedrooms with stylish ensuites • First-floor reception room with striking full-height apex window • Large block-paved driveway, gated side access & landscaped south-facing garden • Brick-built garden office with French doors & WC

Accommodation

The property offers a superb balance of contemporary style and practical family living across two spacious floors. On arrival, a striking reception hall with a contemporary front door and full-height side and overhead windows creates an immediate sense of light and space, enhanced by a beautifully crafted oak and glass return staircase.

The ground floor is orientated around a stunning open-plan living kitchen, dining and sitting area, featuring a vaulted ceiling, a cast-iron log burner, and bifold doors opening directly onto the patio. The kitchen itself is a showpiece, fitted with quartz worktops, an excellent range of base and wall units, AEG appliances including twin combi ovens, induction hob, built-in fridge-freezer, drinks cooler and dishwasher, together with a breakfast bar it is ideal for entertaining. A utility room provides additional storage and laundry facilities.

The ground floor also hosts two generously sized bedrooms, both benefiting from stylish ensuite shower rooms with white sanitaryware, sleek tiling, and contemporary finishes. To the first floor, a striking reception room with a dramatic apex window forms a wonderful second living space, while two further bedrooms and a family shower room complete the accommodation, providing flexibility for guests, children, or home working.

Outside

Externally, the property is set behind a brick boundary wall with a large block-paved driveway offering ample parking. Wide gated side access leads to the south-facing rear gardens, thoughtfully landscaped with a sunken patio ideal for outdoor dining, a raised lawn bordered by sleeper beds, and a pathway extending to a brick-built home office. This versatile outbuilding, complete with French doors and a separate WC, offers the perfect space for remote working, a studio, gym or hobbies room, whilst the gardens themselves enjoy excellent privacy and year-round sunshine.

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. Sporting amenities include an 18-hole golf course, cricket ground, tennis courts and a bowling green.





Schooling

Families will find excellent education options close by. Kibworth Primary School, rated Outstanding by Ofsted, sits at the heart of the community and flows through to Kibworth High School. For those seeking private education, Stoneygate Preparatory in Great Glen, Leicester Grammar School, and Leicester High School are all within easy reach and are some of the most renowned schoolings within the county.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: New Build – Tax Band not yet available.

Listed Status: Not Listed

Conservation Area: No

Services: Offered to market with all mains services & heating provided via air-source heat pump.

Loft: Insulated

Broadband delivered to the property: FTTP

Non-standard construction: Believed to be of standard construction

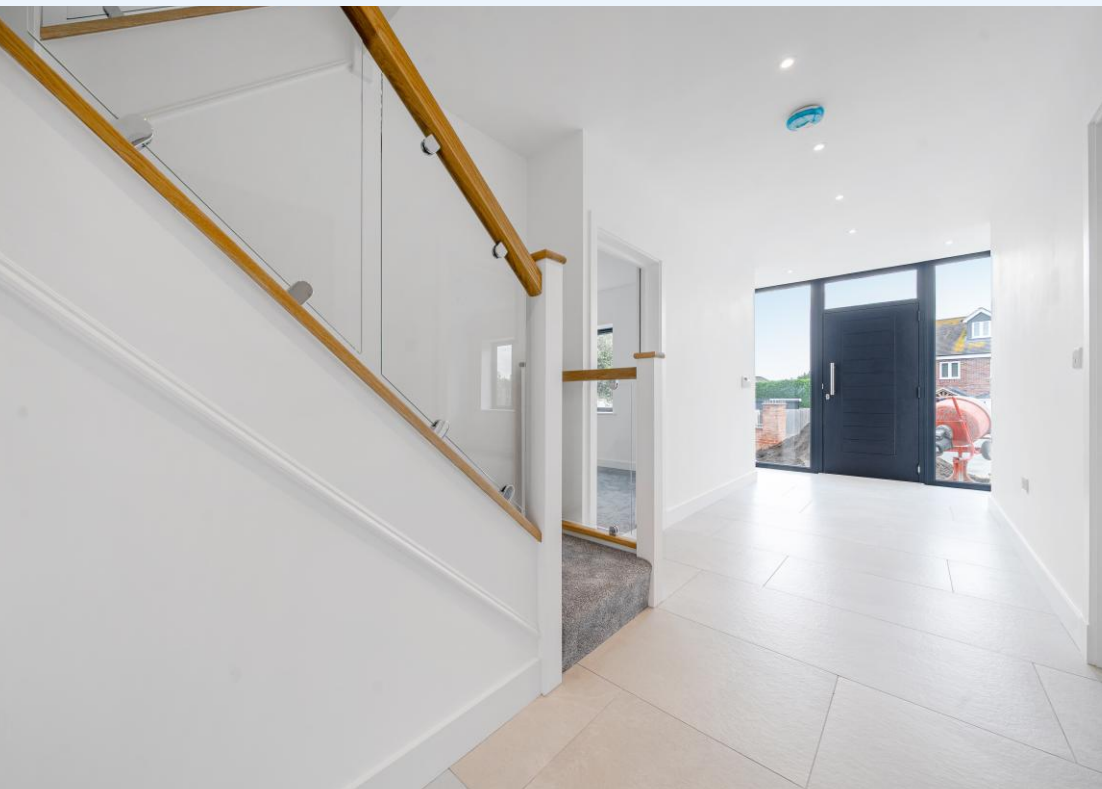
Wayleaves, Rights of Way & Covenants: None known

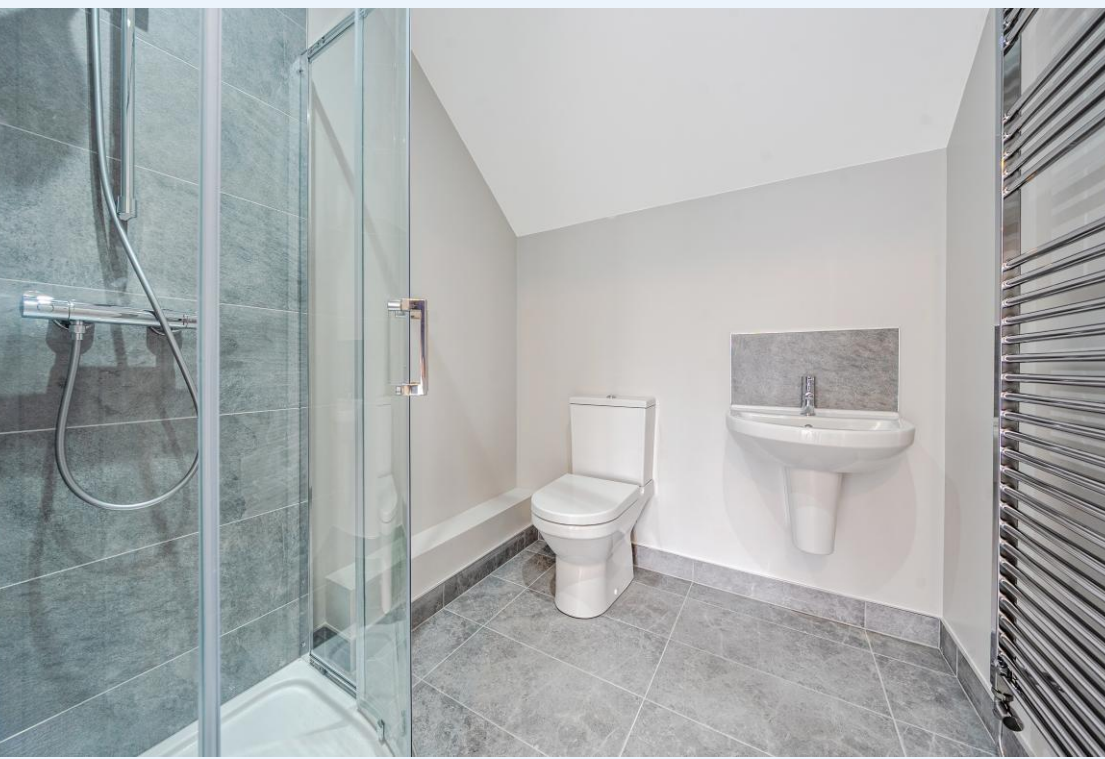
Flooding issues in the last 5 years: N/A (new build)

Accessibility: Two storey dwelling. No modifications for accessibility

Planning issues: None known

Satnav Information: The property's postcode is LE8 0US, and house number 3.







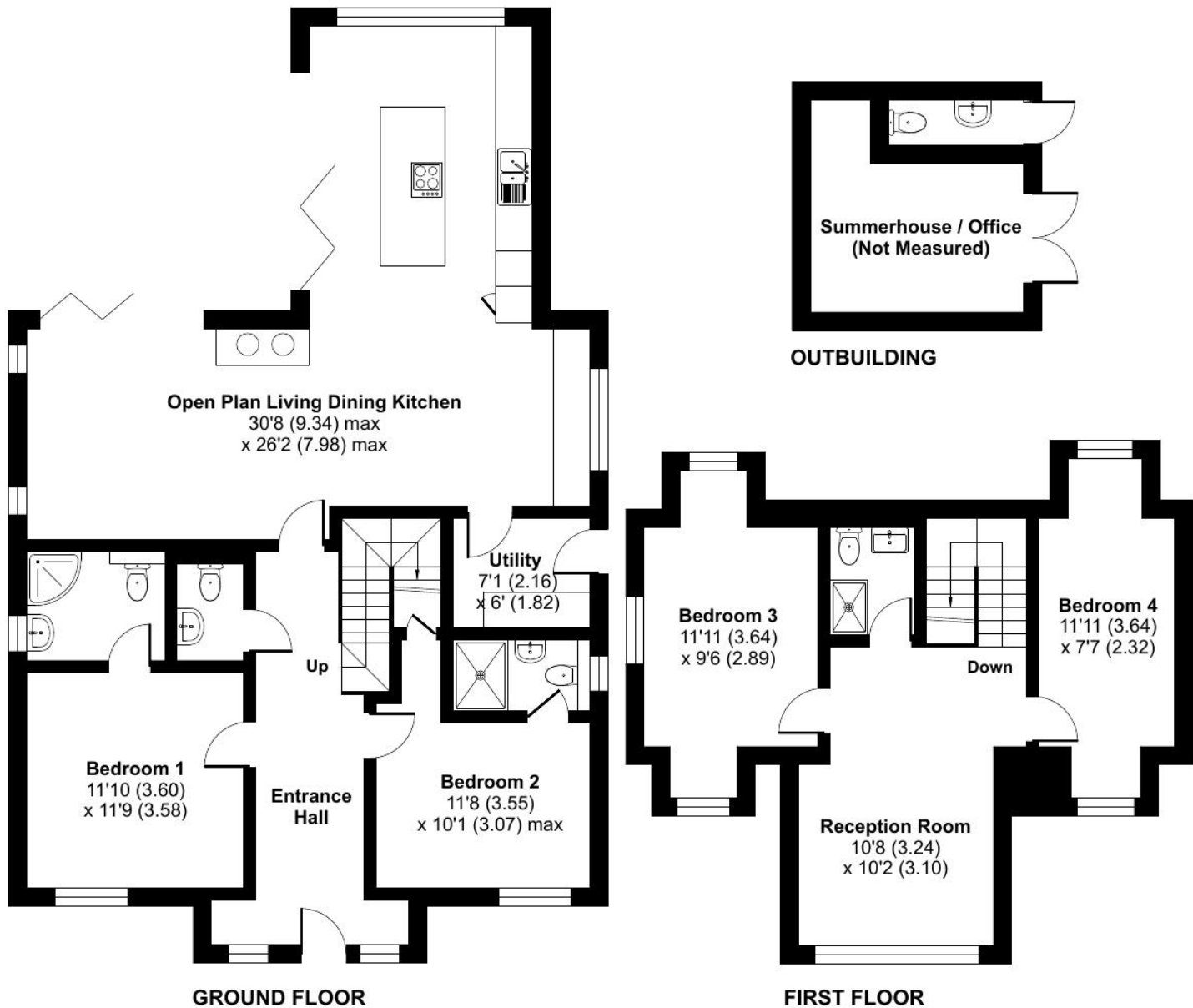
**Vitrum House, Victoria Court, Kibworth Beauchamp,
Leicester, LE8**

Approximate Area = 1690 sq ft / 157 sq m (excludes study room)

Outbuilding = 18 sq ft / 1.6 sq m

Total = 1708 sq ft / 158.6 sq m

For identification only - Not to scale



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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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