

JAMES SELICKS

34 MAIN STREET

KIBWORTH HARCOURT
LEICESTERSHIRE
LE8 0NQ





This delightful period home blends rustic features with modern comforts across three beautifully presented floors. With generous living areas, three double bedrooms, and a charming courtyard with garage and workshop, this unique property offers the perfect balance of country character and versatile family living.

Open-plan living kitchen • two reception rooms • three double bedrooms • family bathroom • cellar • office/landing area • single garage • gravelled courtyard • EPC - E

Accommodation

The house is entered via a traditional wooden stable-style door, leading into a stunning open-plan kitchen and living space. The true heart of the home, the kitchen features elegant tiled flooring, beautifully finished sage-green units with silver handles, and a striking multicoloured tiled splashback that perfectly complements the Britannia oven with six-ring gas hob and stainless-steel extractor unit. A modern flexi-tap with drainer, a handy pantry cupboard, and space and plumbing to install a dishwasher completes this well-equipped space.

The kitchen opens seamlessly into a living / dining area, where a charming log burner and exposed timber beams create a warm, inviting atmosphere. A door from here leads conveniently through to a utility area – with space and plumbing to install a washing machine - down to the cellar, accessed via characterful brick steps and providing excellent storage, ideal for wine or easily adaptable into a cosy home office.

Also on the ground floor, a full sitting room offers an additional retreat, featuring a beautiful brick fireplace, open understairs alcove, a large window to the front, and original exposed wooden beams, blending rustic character with relaxed comfort. Throughout the home, the original wooden doors add authenticity and charm, enhancing the property's period appeal.

The first floor hosts the principal bedroom, a generous double featuring an exposed fireplace and soft natural tones, the perfect sanctuary for rest and relaxation. Across the landing lies an additional reception room / study, enhanced by rich wooden flooring and a stylish built-in storage cupboard. A discreet staircase is cleverly integrated within this versatile space, leading effortlessly to the second floor.

A small step up leads to an additional hallway with exposed beams and wooden flooring, home to the boiler cupboard discreetly tucked beneath the stairs. Off this hallway sits the family bathroom, beautifully finished with a rainfall shower, tiled surround, a traditional bath and a classic Victorian-style radiator. Wood panelling, a pedestal sink, and a smaller exposed beam complete the elegant design.

Ascending to the second floor, you will find an open landing area that makes an ideal study or office space, filled with natural light from a front-facing window and framed by exposed beams. To the left, a spacious double bedroom enjoys a Velux window to the front and exposed beams, creating a bright yet cosy atmosphere. Another generous double bedroom mirrors this, with two exposed beams, a front window, and ample floor space.





Outside

Directly across the road is a delightful courtyard garden, enclosed with a quaint picket gate, a charming outdoor area ideal for morning coffee or evening relaxation. Beyond this, a single garage offers generous space for parking or storage, with an adjoining workshop area. This versatile space could easily be adapted for use as a home office, studio, or small business setup, offering excellent flexibility.

Location

Kibworth is a hugely popular south Leicestershire village, of significant historical interest, situated between Leicester and Market Harborough. It offers a wide range of facilities catering for all day-to-day needs including shopping, a health centre, restaurants and public houses as well as convenient access to popular schooling in both the state and private sectors. Sporting amenities include an 18-hole golf course, cricket ground, tennis courts and a bowling green.

Tenure: Freehold.

Local Authority: Harborough District Council

Tax Band: E

Listed Status: none

Conservation Area: Kibworth Harcourt

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Full Fibre & Cable Broadband, speed unknown..

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

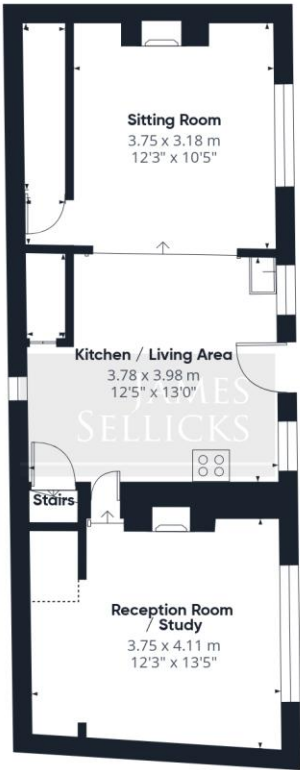
Flooding issues in the last 5 years: None our Clients are aware of.



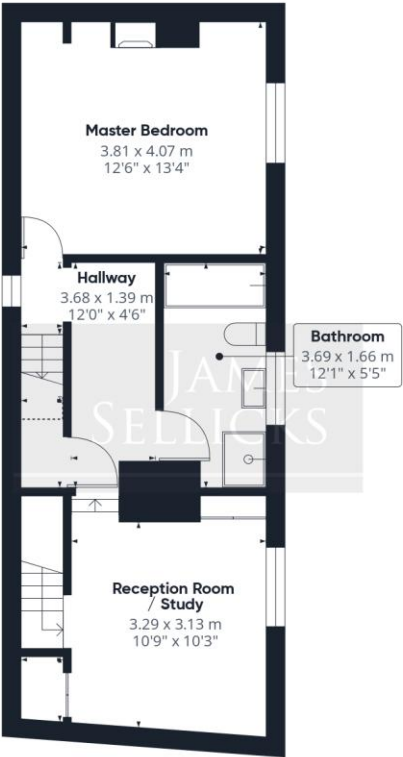




Floor -1 Building 1



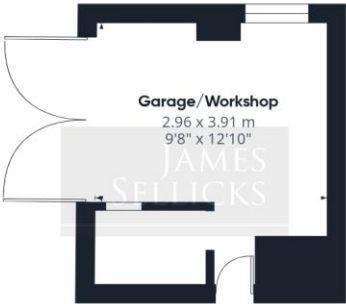
Floor 1 Building 1



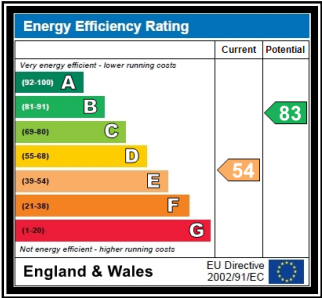
Floor 2 Building 1



Floor 3 Building 1



Floor 1 Building 2



Approximate total area⁽¹⁾

151.5 m²
1631 ft²

Reduced headroom

10.6 m²
114 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360



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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.

