

ROCHESTER CLOSE

KIBWORTH HARCOURT, LEICESTERSHIRE



A fantastic, detached family home built by Messer's David Wilson and superbly modified by our clients over several years. This fine home has been significantly upgraded and boasts a high specification kitchen and bathrooms, and a stunning south west facing landscaped garden. Sitting on a corner plot at the head of a cul-de-sac on the peripheries of Kibworth, this beautiful family home is offered for sale with no upward chain.

Impeccably presented • Double glazed throughout, majority windows with bespoke shutters • Popular location • Oak framed reception porch • Sitting room • Study • Family room • Mark Wilkinson kitchen and utility • Dining room • Conservatory • Principal bedroom with ensuite and dressing room • Guest bedroom with ensuite shower room • Two further double bedrooms • Family bathroom • Detached gym with first floor studio and shower room above, and attached stores •

Accommodation

A beautiful, welcoming oak framed reception porch has a vaulted ceiling with exposed oak beams, glazed French doors, full height windows, limestone flooring and a built-in storage cupboards. The entrance hall has spotlights, a contemporary radiator, double doors to the living kitchen, door to the sitting room, oak framed stairs to the first-floor and oak flooring. A downstairs cloakroom has a low flush WC, wash hand basin and oak flooring.

The stunning sitting room has a window to the front elevation and French doors to the rear elevation, spotlights, a feature fireplace with gas living flame effect fire, oak flooring, and has a door through to the study. The study has a window to the front, a door to the rear elevation and garden, spotlights and oak flooring.

The family room leads off the hallway and has oak framed French doors and full height windows leading onto the garden, spotlights, oak flooring, and a radiator with cover. This room is open plan to a superb dining kitchen with bespoke Mark Wilkinson kitchen with shaker style solid wood eye and base level units and soft closing drawers with granite worktops over and a window to the rear elevation. High quality integrated appliances include a Fisher and Paykel American style fridge freezer with cupboards above and larder cupboard to the side, Miele five ring gas hob with Miele oven under, tiled splashback and extractor hood over, built in Miele microwave, Fisher and Paykel dishwasher and a one and a quarter stainless steel undermounted sink and granite drainer unit with a Quooker instant hot water tap. There is an island with granite worktop and three pendant lights over, and a breakfast bar with storage beneath. In addition, there is a contemporary floor to ceiling radiator, display cabinets with feature under counter lighting and a tiled floor. A utility room has a matching floor to the kitchen, a glazed door to the garden room, matching cabinetry to the kitchen with granite worktops, a stainless-steel sink, tiled splashbacks, Miele washing machine and a Miele tumble dryer.

A garden room has superb views over the garden and has a built-in cabinet with room to house a television with storage and shelving below and above, a tiled floor and a door leading to the rear elevation and patio entertaining area and garden beyond.

The first floor galleried landing has a window to the front elevation and spotlights. The principal bedroom suite has a window to the front, spotlights, wood laminate effect flooring and benefits from a beautiful ensuite shower room with a double shower cubicle with a rainforest shower head and personal shower, low flush WC, wash hand basin with mirror over, heated chrome towel rail, part tiled walls and tiled floor. An extensive dressing area has four double wardrobes and spotlights. Bedroom two has a window to the rear, spotlights, wood flooring, built in wardrobes and drawers and also has an ensuite shower room with double shower cubicle with rainforest shower head and personal shower, wash hand basin with cupboard under, low flush WC, heated chrome towel rail, part tiled walls and tiled floor. Bedroom three has a dual aspect, built in wardrobes and matching bedside tables and wood flooring. Bedroom four has a window to the front and extensive built in wardrobes. Completing the accommodation is a stunning family bathroom with a low flush WC, contemporary wash hand basin with cupboard and shelving under, a beautiful cast iron freestanding slipper bath with chrome mixer tap, heated chrome towel rail, part tiled walls and tiled flooring.





Outside

To the front of the property is a sweeping tarmac driveway providing car standing for numerous vehicles, flanked by striped lawns, a traditional lamppost and beech hedging. The garage has been cleverly converted into a separate annexe, which still provides storage behind twin electric shutter doors. A door provides access into a downstairs area currently used as a gym which has spotlights and hard flooring, a picture window and glazed door overlooking the garden. A return oak staircase rises to the first floor studio which has a vaulted ceiling, spotlights, Velux window to the rear elevation and an ensuite shower room with shower cubicle, wash hand basin, low flush WC and fully tiled walls and flooring.

To the rear are beautifully landscaped gardens mainly laid to lawn with a range of herbaceous borders and rockeries, beautiful Acer plants, and a sweeping gravelled pathway leading to a wooden summerhouse. Black wrought gates set within brick pillars provide access to back round to the front. In addition, there is a wooden log store with pitched tiled roof, and a further wooden storage shed. A superb wrap around patio area has brick walled boundaries, outdoor lighting and steps up to the garden. The southwest facing garden can be accessed from the sitting room, family room, garden room and office is undoubtedly the principal feature of this fine family home. The garden has fenced and high hedge boundaries providing a good degree of privacy.

Location

Kibworth is a thriving village, popular with young families and retired couples alike because of a strong community spirit centred around an excellent range of amenities which includes sporting and recreational facilities and includes cricket, golf, bowls and tennis clubs. There is excellent schooling within the area in both the state and private sector. Shopping is catered for with local shops and delicatessen which caters for all day to day needs. There is also a Dr's surgery and popular public houses and restaurants.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: F

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





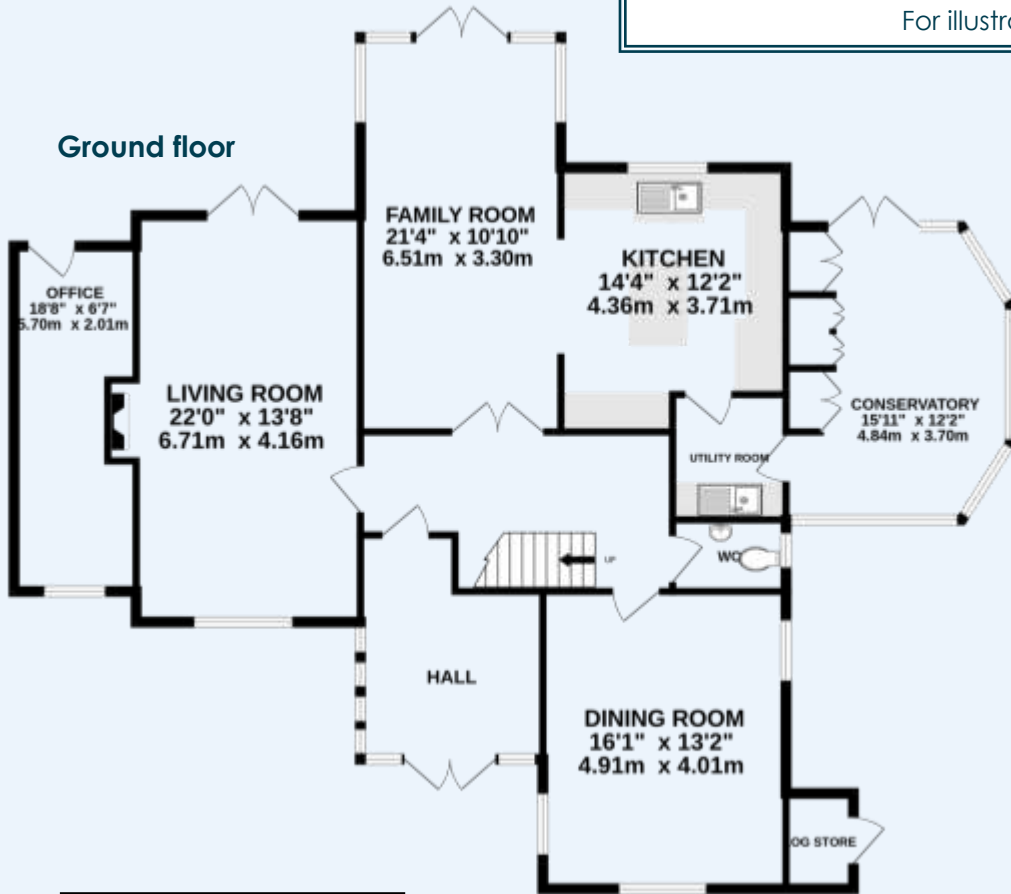


7, Rochester Close Kibworth Harcourt, Leicestershire, LE8 0JS

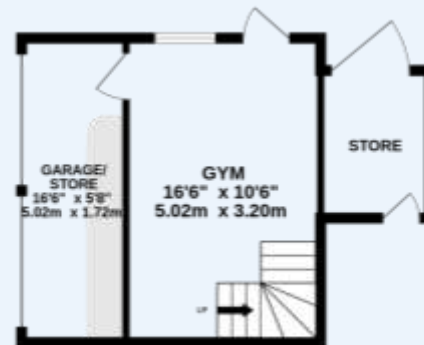
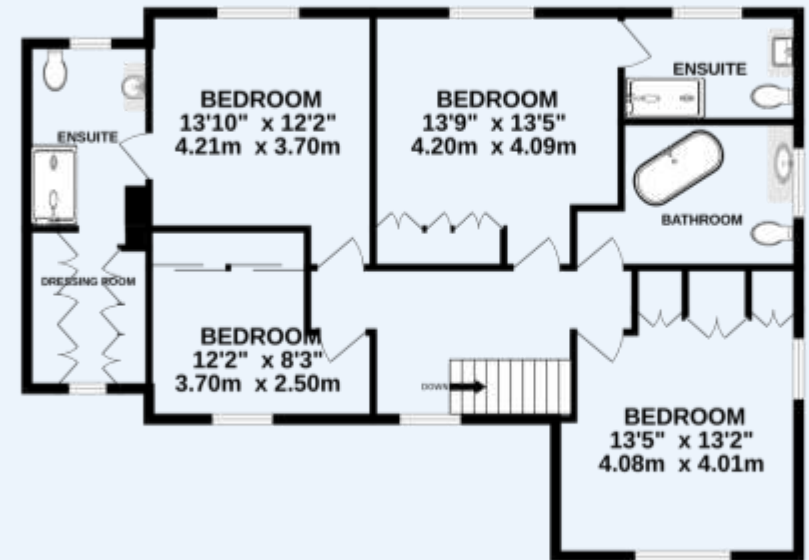
Total approx. internal floor area = 235.2 Sq. M (2,531 Sq. Ft)
 Total approx. floor area Garage/Studio = 49.4 Sq. M (532 Sq. Ft)
 Total Approx Gross Floor Area = 284.6 Sq. M (3,063 Sq. Ft)

Measurements are approximate. Not to scale.
 For illustrative purposes only.

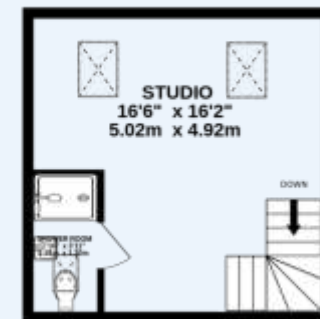
Ground floor



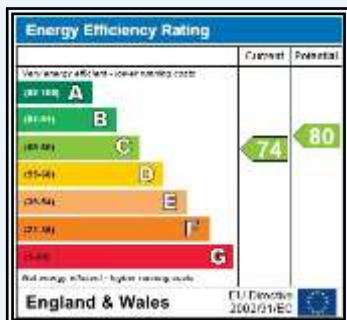
First floor



Ground floor



First floor



Satnav Information
 The property postcode is LE8 0JS, and the house number is 7.



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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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