



33 ELLIOT CLOSE | KIBWORTH BEAUCHAMP





33 ELLIOT CLOSE, KIBWORTH BEAUCHAMP, LEICESTERSHIRE. LE8 0EZ

An opportunity to purchase a refurbished three bedroom detached property within this popular location within close proximity to schooling and everyday amenities.

LOCATION

Kibworth Beauchamp is one of Leicestershire's most popular large villages and generously provides for day to day needs with a variety of shops, banking facilities, together with doctors, dentist and library. There are excellent sports facilities including golf, cricket, tennis and bowls along with educational facilities. The village is in close proximity to the City of Leicester and town of Market Harborough, both offering excellent schools and rail links, London St Pancras International may be reached in little over an hour.

ACCOMMODATION

Accessed via part glazed door with brass hardware and courtesy lighting.

ENTRANCE HALL

All principal accommodation off.

CLOAKROOM

Low flush w.c., wash hand basin.

SITTING ROOM

Feature fire place with timber mantle and surround, marble inset and hearth housing gas fire, window to front elevation.

DINING ROOM

Glazed sliding double doors opening though to conservatory, door through to:

CONSERVATORY

Of brick base with ceramic tiled floor, door opening onto the patio area.

FULLY FITTED KITCHEN

Range of Shaker style base and drawer units with preparation surface over with upstand, inset stainless steel one and a half bowl sink with mixer tap, single inset oven with hob over and concealed extractor fan above, space and plumbing for washing machine, range of eye level units, part glazed door to outside.

STAIRS TO:

FIRST FLOOR ACCOMMODATION

LANDING

Window to side elevation.

BEDROOM ONE

Window to front elevation, range of built in full height built in wardrobes

EN-SUITE SHOWER ROOM

Fully tiled shower enclosure, low flush w.c., pedestal wash hand basin, windows to rear elevation.

BEDROOM TWO

Windows to front elevation, built in wardrobe providing ample hanging and storage.

BEDROOM THREE

Window to front elevation.

FAMILY BATHROOM

Three piece suite comprising panelled bath with hand held shower unit, low flush w.c., wash hand basin, windows to rear elevation.



OUTSIDE

To the front of the property a Tarmac drive provides off road parking whilst an area of lawn adjoining the drive provides for easy maintenance. To the left of the property a gate leads to the rear garden. The boundary is depicted by a timber fence.

GARAGE

A single integral garage has power and light along with an up and over door.

GARDEN

To the rear of the property a patio provides for outdoor entertaining. Steps lead up to the terraced garden which is designed over two levels with a further area of patio perfect for al-fresco dining, a close boarded timber fence depicts the boundary and flanked with foliage.

EPC C

VIEWINGS

Strictly by appointment

Particulars prepared July 2024

Naylors Estate Agents

12 The Square, Market Harborough, Leicestershire LE16 7PA

sales@naylorsestateagents.com

naylorsestateagents.com

01858 45 00 20

Make the move

