



6 MILESTONE CLOSE | KIBWORTH BEAUCHAMP





# 6 MILESTONE CLOSE, KIBWORTH BEAUCHAMP, LEICESTERSHIRE. LE8 0UW

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## 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 Victorian style door with part glazed side panel, white hardware and courtesy lighting.

## INNER PORCH

Part glazed door and glazed side panel, door through to garage, through to:

## ENTRANCE HALL

Laminate flooring, stairs off.

## LOUNGE

Window to front elevation, coved cornice to ceiling, feature fireplace housing coal effect gas fire. French doors through to:

## DINING ROOM

Dado rail, double sliding doors through to:

## CONSERVATORY

Part glazed, laminate floor, glazed double doors leading out onto patio.

## FULLY FITTED KITCHEN

Wide range of base and drawer units with preparation surface over, four burner gas hob with extractor over and tiled splash back, inset electric single oven, one and a half bowl sink with drainer, mixer tap over, space for refrigeration, space and plumbing for dishwasher, range of complimentary eye level units, window to rear elevation. door through to:

## CLOAKROOM

Low flush w.c., pedestal wash hand basin, window to side elevation.

## UTILITY ROOM

Space and plumbing for white goods with preparation surface over, full height storage cupboard. Part glazed door to rear elevation.

## FIRST FLOOR ACCOMMODATION

## STAIRS

Window to side elevation.

## LANDING

Full height cupboard housing hot water tank. Loft access.

## BEDROOM ONE

Window to rear elevation, built in full height double; wardrobe, window to rear elevation.

## EN-SUITE SHOWER ROOM

Fully tiled shower enclosure with wall mounted fittings and glazed sliding screen, push button low flush w.c., pedestal wash hand basin, tiling to dado height, obscure glazed window to rear elevation.

## BEDROOM TWO

Window to front elevation, full height fitted wardrobe.

## BEDROOM THREE

Window to front elevation.

## BEDROOM FOUR

Full height fitted wardrobe providing hanging and storage, window to front elevation.

## FAMILY BATHROOM

Three-piece suite comprising panelled bath, units with wash hand basin inset, back to wall, push button w.c., tiling to dado height, window to rear elevation.

Particulars prepared February 2025





### OUTSIDE

To the front of the property the Tarmac drive provides for re is space for off road parking. An area of lawn with established border, softens the overall look.

### GARAGE

Up and over door, courtesy door into inner porch, power and light.

### GARDEN

To the rear of the property, a patio provides for all outdoor entertaining. The boundary is depicted by a close boarded timber fence flanked with herbaceous planting and an expanse of lawn.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Naylors Estate Agents

12 The Square, Market Harborough, Leicestershire LE16 7PA

sales@naylorsestateagents.com

[naylorsestateagents.com](http://naylorsestateagents.com)

01858 45 00 20

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