

6 MILESTONE CLOSE | KIBWORTH BEAUCHAMP



















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

### **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.

#### **BEFROOM 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 fitments and glazed sliding screen, push button low flush w.c., pedestal wash hand basin, tiling to dado height, obscure glazed window to rear elevation.

#### **BFDROOM TWO**

Window to front elevation, full height fitted wardrobe.

## **BEDROOM THREE**

Window to front elevation.

#### **BEDROOM FOUR**

Full height fitted wardrobe proving 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**

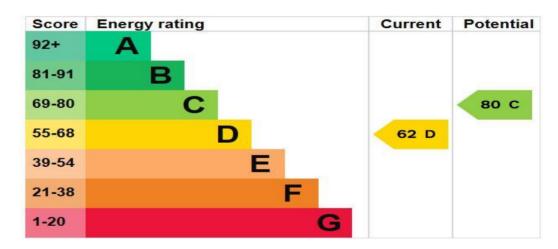
To the front of the property the Tarmac drive provides for re is space for off road parking. An area of lawn with established border, softens the overall look.

## **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.



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