

TO LET



Abbey
Lettings & Sales



Main Street

Kibworth Harcourt, LE8 0NQ

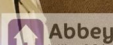
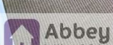
£900

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Welcome to this charming Cottage house located on Main Street in the delightful village of Kibworth Harcourt. This property, built in 1880, boasts a characterful appeal that is sure to captivate those seeking a cosy and inviting home.

Upon entering, you are greeted by two reception rooms that offer versatile spaces for relaxation and entertainment. The two bedrooms provide comfortable accommodation, perfect for a small family or individuals looking for a peaceful retreat. The property also features a convenient downstairs WC, adding a modern touch to this historic home.

Situated in a prime location, this property offers parking for one vehicle, ensuring convenience for those with a car. Whether you're looking to rent a two-bedroom home with character or simply seeking a tranquil space to call your own, this house on Main Street presents a wonderful opportunity to embrace village life in Kibworth Harcourt.



Entrance Porch

UPVC front door, tiled flooring and door leading to lounge.

Lounge 12'0" x 10'4" (3.664 x 3.157)

Two wall light points, double glazed window, radiator, carpeted flooring, bt point, open fire with surround, storage cupboard and doors leading to breakfast/kitchen and stairs.

Breakfast Kitchen 13'4" x 7'9" (4.078 x 2.378)

Ceiling light point, fully fitted kitchen offering base and wall cupboards, rolled edge worktop with sink and drainer with hot and cold mixer tap, plumbing for washing machine, tiled flooring, gas hob, oven, extractor fan and understairs storage cupboard.

Dining Room 11'3" x 8'1" (3.452 x 2.482)

Ceiling light point, radiator, tiled flooring, double glazed Velux window, door leading to downstairs WC and UPVC French doors leading to rear garden.

Downstairs WC 6'6" x 2'9" (1.990 x 0.854)

Ceiling light point, double glazed window, radiator, tiled flooring, extractor and a two-piece suite comprising of pedestal wash hand basin and low-level flush toilet.

Stairs & Landing to 1st Floor

Ceiling spot light points, carpeted flooring and doors leading to bedroom 1 and 2.

Bedroom 1 11'4" x 11'8" (3.467 x 3.574)

Ceiling spot light points, two double glazed windows, radiator, fitted wardrobes and storage unit, carpeted flooring and door leading to bathroom.

Family Bathroom 8'6" x 7'2" (2.595 x 2.203)

Ceiling light point, double glazed window, towel radiator, built in storage cupboard, laminate wood flooring and a 3 piece suite comprising of electric shower over bath, wash hand basin and a low level flush toilet.

Stairs To 2nd Floor Bedroom 2

Ceiling light point, double glazed window, carpeted flooring, door leading to bathroom and stairs leading to bedroom area.

Bedroom 2 12'3" x 12'1" (3.738 x 3.707)

Ceiling spot light points, double glazed window, radiator and carpeted flooring.

Externally

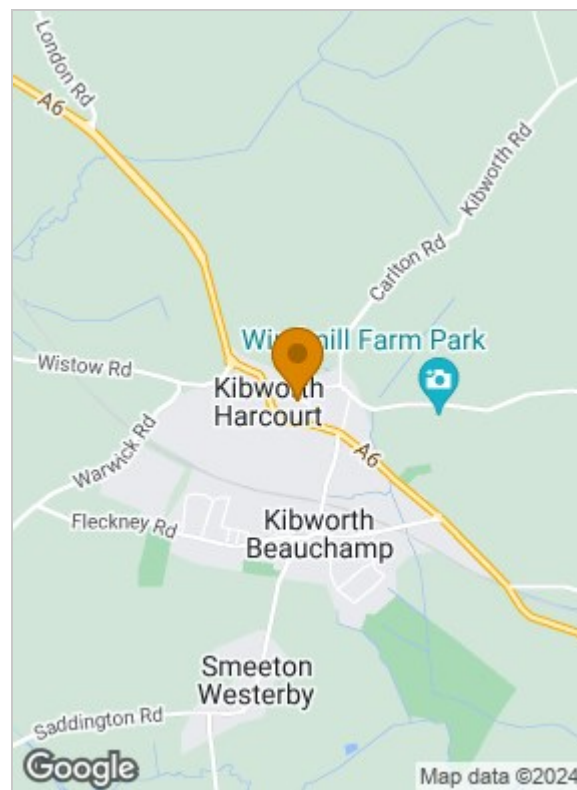
To The Front of The Property

There is a stones driveway for off road parking.

To The Back of The Property

There is an enclosed garden offering patio and stoned areas.

Area Map



Floor Plans



Energy Efficiency Graph

