



## 49 Weir Road , Kibworth Beauchamp, LE8 0LQ Asking Price £280,000

Positioned on an elevated corner plot, this beautifully presented two-bedroom semi-detached home boasts a modern, open-plan layout that's ideal for contemporary living. The ground floor features a stylish and spacious dining kitchen flowing seamlessly into the lounge—perfect for entertaining. Upstairs, you'll find two generously sized double bedrooms and a recently refitted, high-spec bathroom. With gardens to the front, side, and rear, plus a private driveway, this property is a fantastic opportunity for first-time buyers, downsizers, or investors alike. Early viewing is strongly recommended to avoid disappointment.

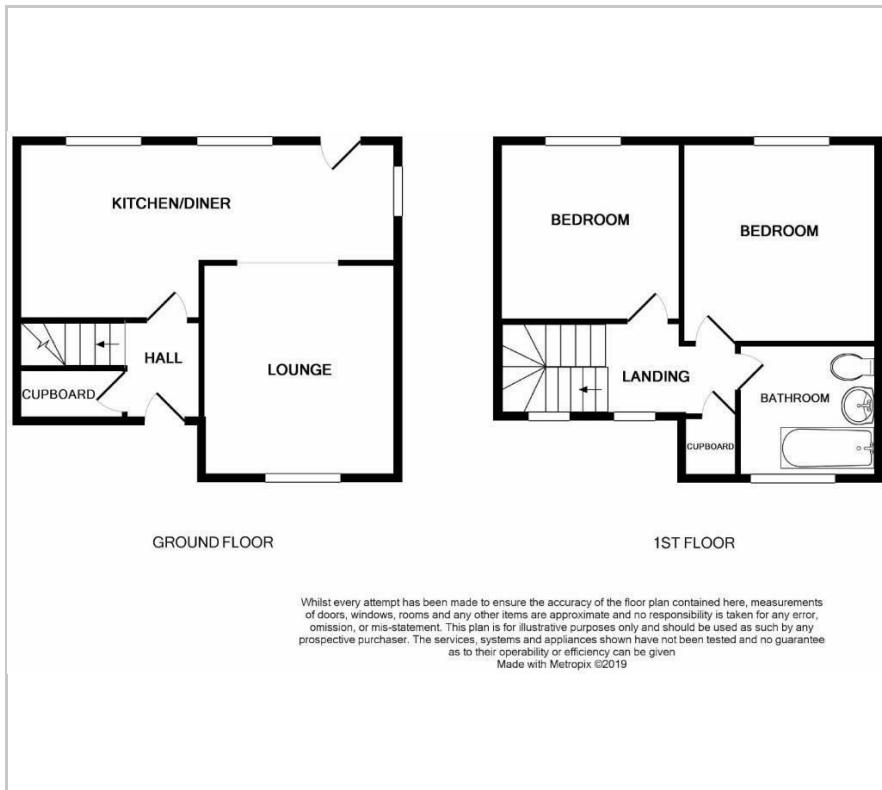
### Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.

- Elevated corner plot position with front, side, and rear gardens
- Stylish open-plan ground floor layout
- Bright and spacious lounge with feature exposed brick fireplace
- Two generous double bedrooms, both with charming cast iron fireplaces
- Well-maintained gardens and rear patio ideal for entertaining
- Perfect for first-time buyers, downsizers, or buy-to-let investors
- No Chain



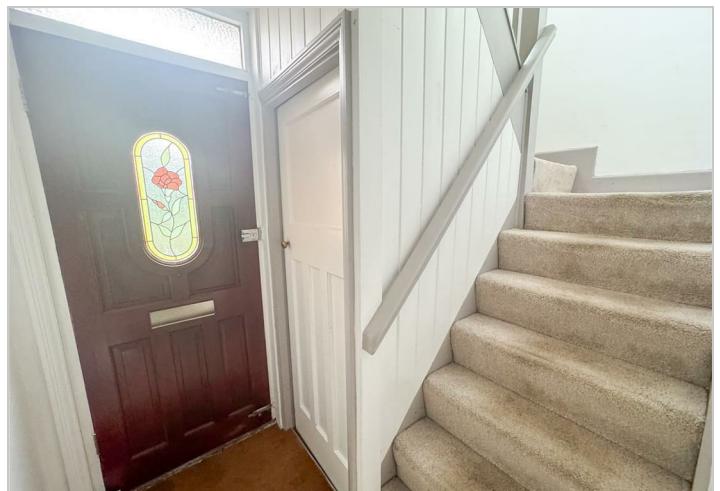
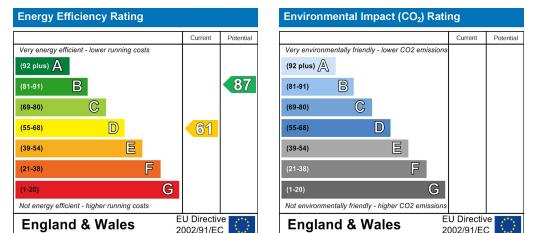
## Floor Plan



## Area Map



## Energy Efficiency Graph



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