



75 High Street , Kibworth Beauchamp, LE8 0HS Asking Price £260,000

This charming home immediately welcomes you with a handy porch — the perfect place to hang coats and kick off shoes, helping keep the lounge warm and tidy. The lounge itself is a lovely, homely space, featuring a cosy living flame gas fire for those colder evenings, with plenty of room for both a sofa and dining table. A door leads through to the dining kitchen, which is fitted with a range of wall and base units and provides ample space for essential appliances. Integrated appliances include a freezer and dishwasher, and the central heating boiler has been replaced in recent years. The kitchen is clean, practical, and sociable, with enough room for a small bistro-style table and chairs. A stable-style door opens out to the beautifully maintained rear garden, while stairs lead to the first floor.

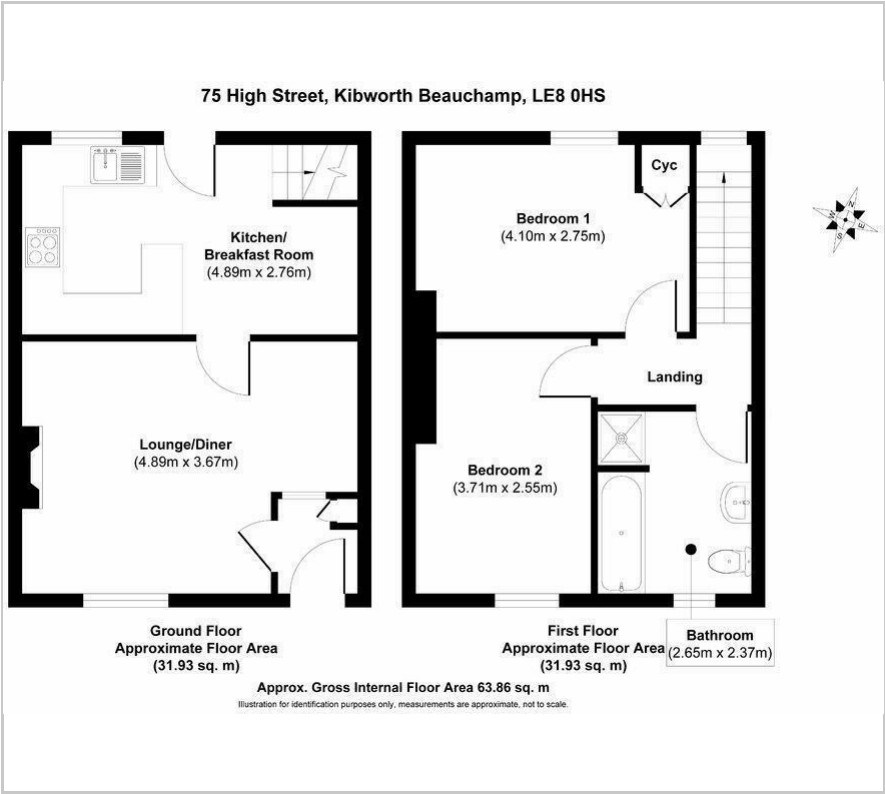
Upstairs, you'll find two excellent double bedrooms — both well-proportioned and inviting. The current owner uses the rear bedroom as the main room, enjoying the peaceful garden view, but either would make a lovely master depending on your preference. The bathroom is particularly impressive, larger than expected and fitted with a modern four-piece suite including a bath, separate shower cubicle, WC, and heated towel rail, all complemented by stylish wall and floor tiling.

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.



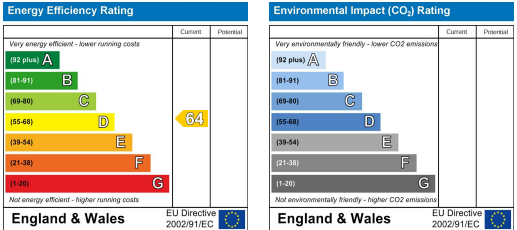
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.