



## Fleckney Road, Kibworth Beauchamp

£265,000

MODERN and WELL MAINTAINED end terrace property in the popular village of KIBWORTH, with THREE BEDROOMS and a GARAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E



0116 271 3333







**Through Lounge Diner**

26' 5" x 14' 9" (8.05m x 4.50m)

With a bay window to the front elevation, two windows to the side elevation, window to the rear elevation, open fireplace and a two radiators.

**Hallway**

With understairs storage.

**Fitted Kitchen**

10' 1" x 7' 8" (3.07m x 2.34m)

With a window to the side elevation, sink and drainer unit with a range of wall and base units with work surfaces over, hob, double oven, fridge freezer, space for a washing machine and a store cupboard.



### **Bathroom**

7' 10" x 5' 5" (2.39m x 1.65m)

With a window to the side elevation, bath with shower over, wash hand basin, WC and a radiator.

### **First Floor Landing**

With two windows to the side elevation and a radiator.

### **Bedroom One**

14' 9" x 11' 5" (4.50m x 3.48m)

With a window to the front elevation, window to the side elevation and a radiator.

### **Bedroom Two**

12' 2" x 11' 9" (3.71m x 3.58m)

With a window to the rear elevation and a radiator.

### **Bedroom three**

10' 1" x 7' 10" (3.07m x 2.39m)

With a window to the rear elevation and a radiator.

### **Front Garden**

With a front courtyard.

### **Rear Garden**

With a patio area, lawn, pebble garden border, front and side elevation access.

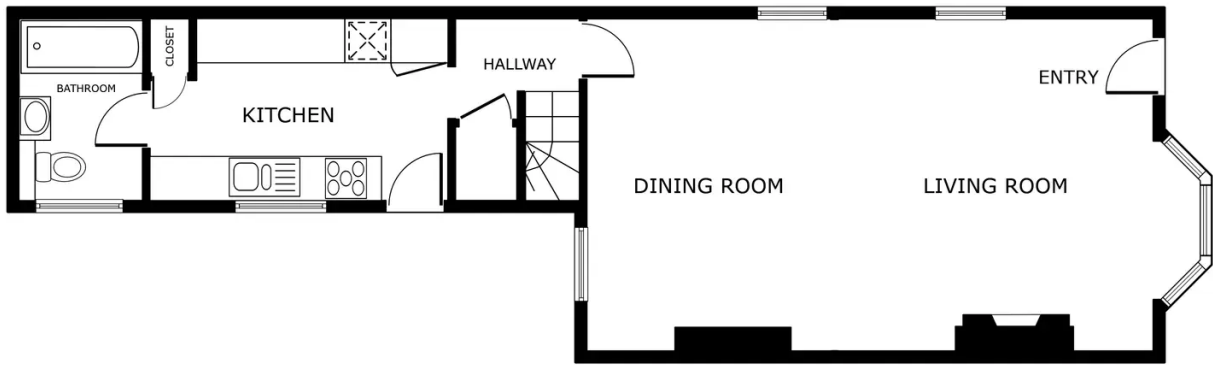
### **Driveway**

For one vehicle.

### **Garage**

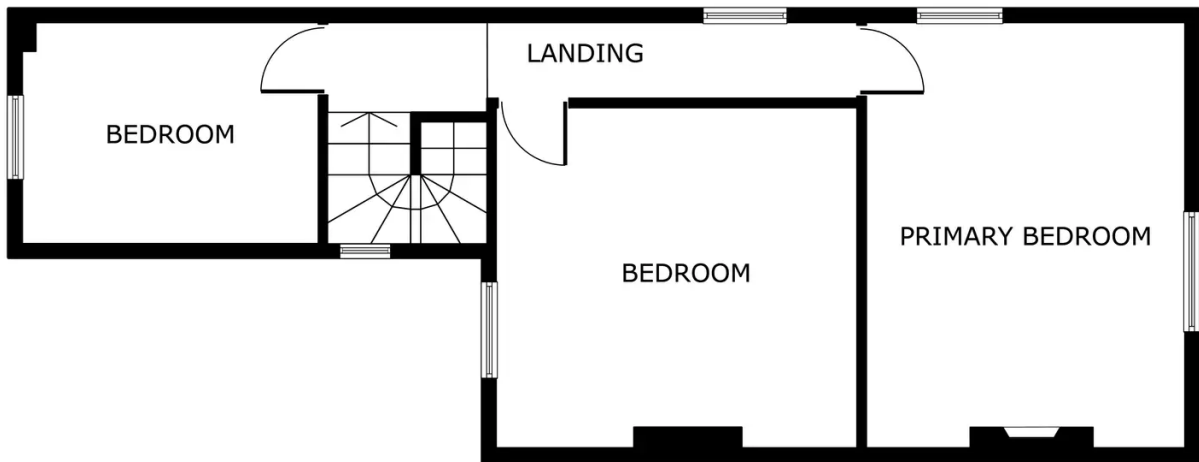
For one vehicle





GROUND FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR 593 sq.ft. FLOOR 1 536 sq.ft.  
 TOTAL : 1,130 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA  
 GROUND FLOOR 593 sq.ft. FLOOR 1 536 sq.ft.  
 TOTAL : 1,130 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.