



Fleckney Road, Kibworth Beauchamp

£300,000

A THREE BEDROOM period semi-detached property located on the fringes of Kibworth retaining some ORIGINAL STYLE FEATURES. Outside enjoys a front forecourt and a mature rear garden along with communal parking bay to the front. Ideal family home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





Reception Room One

13' 3" x 12' 3" (4.04m x 3.73m)

With double glazed bay window to the front elevation, meter cupboard, picture rail, feature open fireplace with fire surround, radiator.

Reception Room Two

12' 3" x 12' 0" (3.73m x 3.66m)

With original style storage cupboard, picture rail, feature open fireplace with fire surround.

Extended Kitchen Dining Room

16' 10" x 14' 9" (5.13m x 4.50m)

Measurement narrowing to 6'2". With double glazed window to the rear elevation, door to rear garden, one and a half bowl stainless steel sink and drainer unit with a range of wall units with under unit lighting and base units with granite work surface over, built-in fridge, built-in dishwasher, gas cooker point with stainless steel chimney hood over, inset ceiling spotlights, tiled floor, part tiled walls, radiator.



Inner Hallway

With storage cupboard, stairs to first floor.

First Floor Landing

With double glazed window to the side elevation, loft access, cupboard housing boiler, bookshelf, radiator.

Bedroom One

12' 3" x 11' 6" (3.73m x 3.51m)

Measurement plus wardrobe space. With double glazed window to the front elevation, fitted wardrobes, wooden floor, radiator.

Bedroom Two

12' 0" x 9' 3" (3.66m x 2.82m)

With double glazed window to the rear elevation, radiator.

Bedroom Three

10' 5" x 6' 4" (3.18m x 1.93m)

With double glazed windows to the front and rear elevations, radiator.

Bathroom

7' 7" x 7' 5" (2.31m x 2.26m)

With double glazed window to the rear elevation, bath with shower over, pedestal wash hand basin, low-level WC, extractor fan, part tiled walls, vinyl floor, heated chrome towel rail.

Front Garden

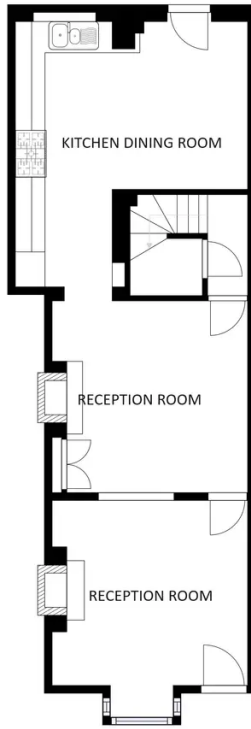
Front forecourt with fenced and gated access.

Rear Garden

With paved patio area, store with plumbing for washing machine and ,ow-level WC, lawn, flowerbeds and shrubs, fencing to perimeter, storage shed, gate to side access.

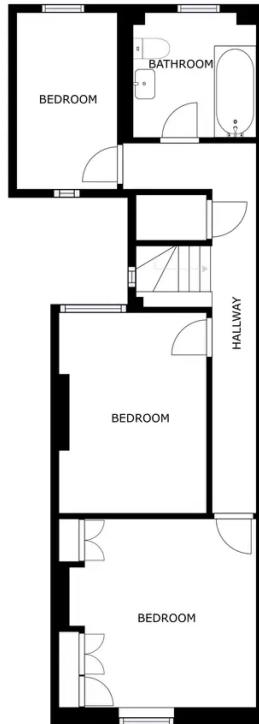
Off Street Parking

Communal parking bay opposite the property on the side of the cricket club car park.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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