

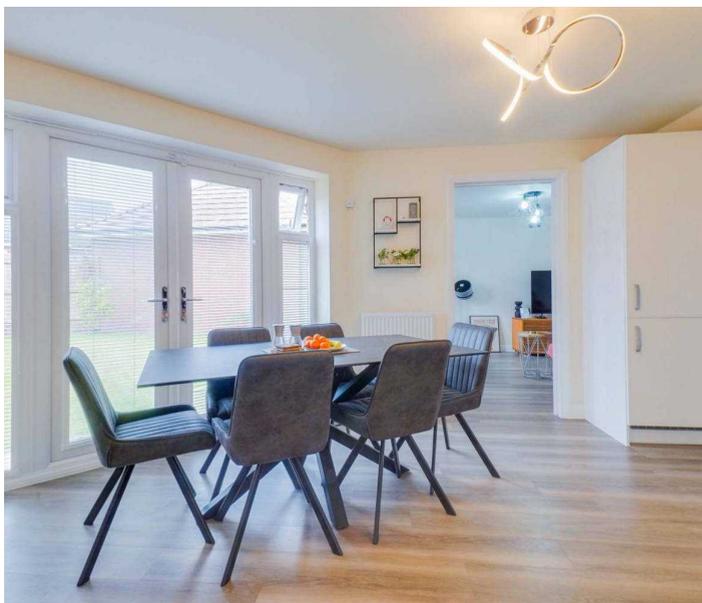


## Robin Drive, Kibworth Beauchamp

Offers Over £425,000

A four-bedroom DETACHED family home in Kibworth Beauchamp.





#### **Entrance Hall**

With laminate flooring, storage cupboard, understairs storage and a radiator.

#### **Lounge**

21' 4" x 11' 3" (6.50m x 3.43m)

With a double-glazed bay window to the front elevation, double-glazed French doors to the rear elevation, laminate flooring and two radiators.

#### **Downstairs WC**

5' 3" x 4' 4" (1.60m x 1.32m)

With a double-glazed window to the side elevation, laminate flooring, tiled splashbacks, WC, wash hand basin and a radiator.

#### **Reception Room Two**

13' 3" x 9' 2" (4.04m x 2.79m)

With a double-glazed window to the front, laminate flooring and radiator.

#### **Kitchen Dining Room**

15' 11" x 11' 9" (4.85m x 3.58m)

With double-glazed French doors to the rear elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, a double oven, fridge freezer, washing machine, hob, extractor fan, laminate flooring and a radiator.



### First Floor Landing

With an airing cupboard and a radiator.

### Bedroom One

13' 7" x 11' 3" (4.14m x 3.43m)

With a double-glazed bay window to the front elevation, carpeting, fitted wardrobes and a radiator.

### En-Suite

7' 5" x 4' 7" (2.26m x 1.40m)

With a double-glazed window to the side elevation, tiled splashbacks, laminate flooring, WC, wash hand basin, shower cubicle with shower over and a heated towel rail.



### Bedroom Two

12' 2" x 11' 5" (3.71m x 3.48m)

With a double-glazed window to the front elevation, fitted wardrobes, carpeting and a radiator.

### Bedroom Three

12' 4" x 11' 2" (3.76m x 3.40m)

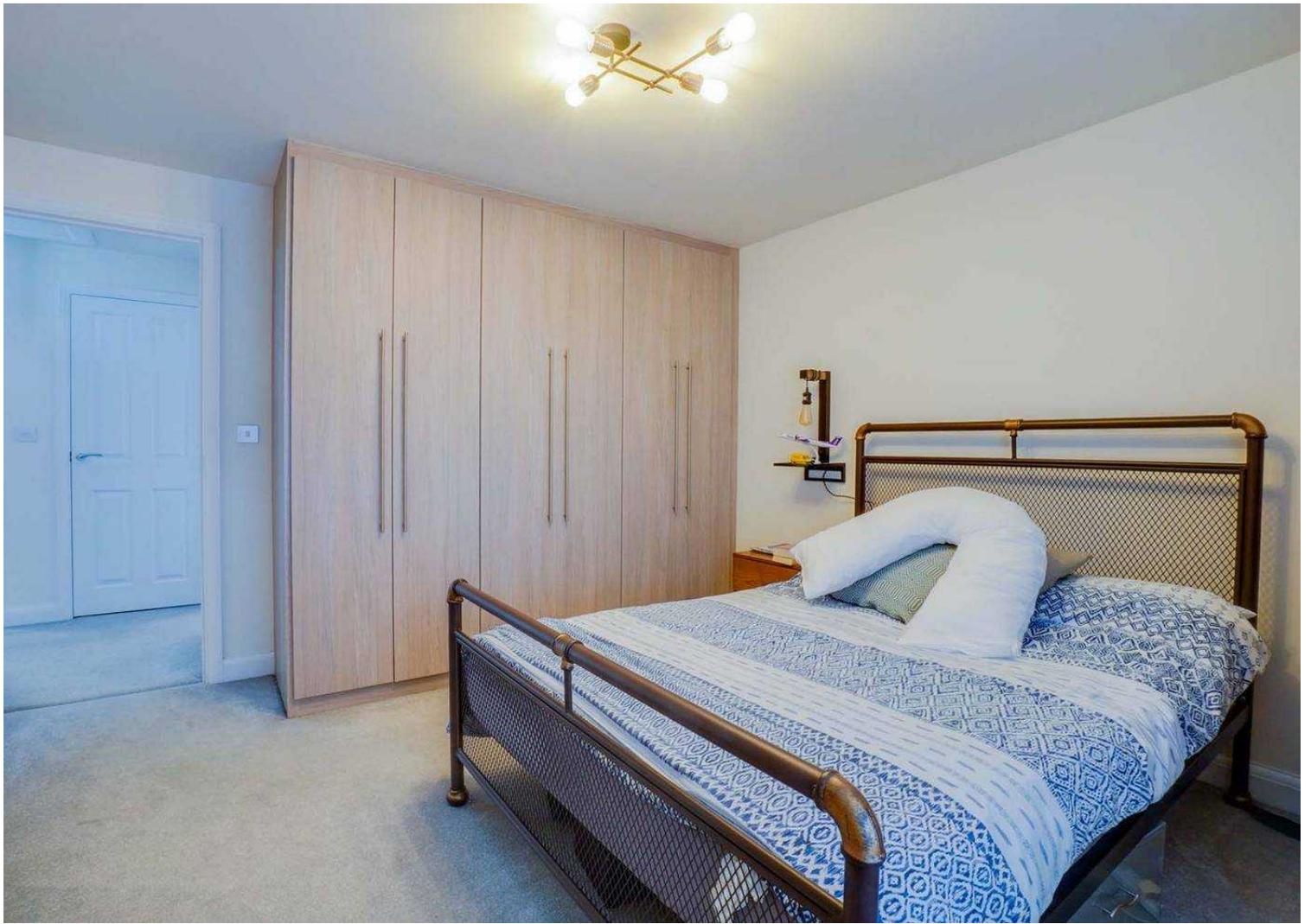
With two double-glazed windows to the front elevation, fitted wardrobes, a built-in cupboard, carpeting and a radiator.

### Bedroom Four

8' 11" x 8' 3" (2.72m x 2.51m)

With a double-glazed window to the rear elevation, fitted desk, fitted wardrobes, carpeting and a radiator.









### **Family Bathroom**

7' 9" x 7' 5" (2.36m x 2.26m)

With a double-glazed window to the rear elevation, laminate flooring, tiled splashbacks, WC, wash hand basin, bath with shower over and a heated towel rail.

### **Front Garden**

With a path leading to the front door, lawn and a range of plants and shrubs.

### **Rear Garden**

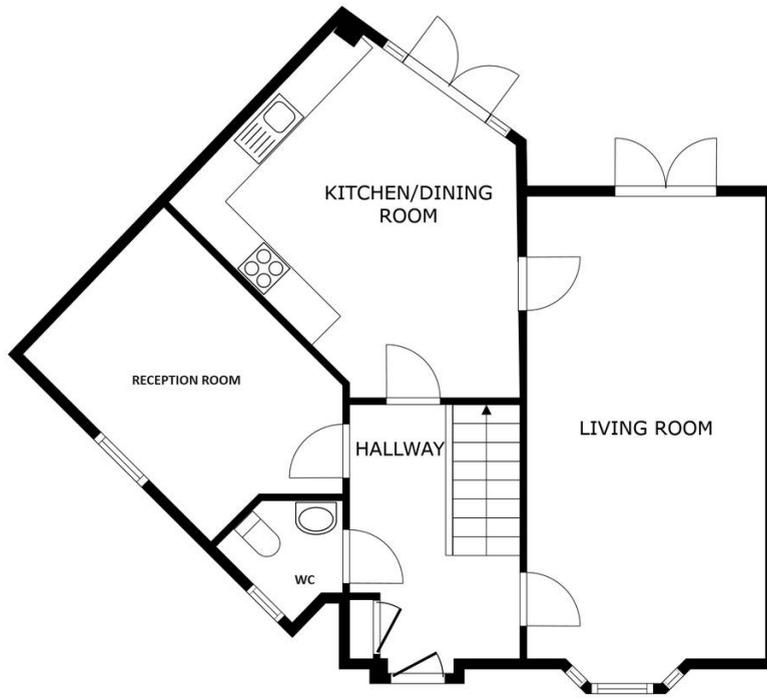
With gated side access to the front elevation, patio seating area, lawn and fenced perimeters.

### **Driveway**

For two vehicles

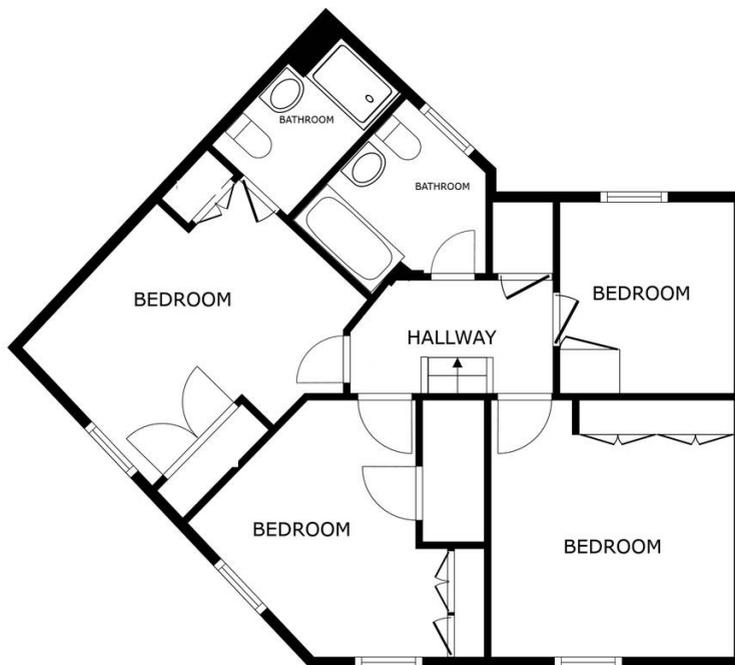
### **Garage**

20'8" x 10'9" With and up and over door to the front elevation.



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 70.0 m<sup>2</sup> FLOOR 2 65.5 m<sup>2</sup>  
 TOTAL : 135.5 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 70.0 m<sup>2</sup> FLOOR 2 65.5 m<sup>2</sup>  
 TOTAL : 135.5 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is situated within easy reach of local schooling and everyday amenities found in Kibworth village or neighbouring Oadby Town Centre. Nearby Market Harborough is located to the south, having direct rail links to London St Pancras. Leicestershire's rolling countryside is also within easy reach, as well as regular bus links run to and from Leicester city centre with its professional quarters and train station.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B

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