

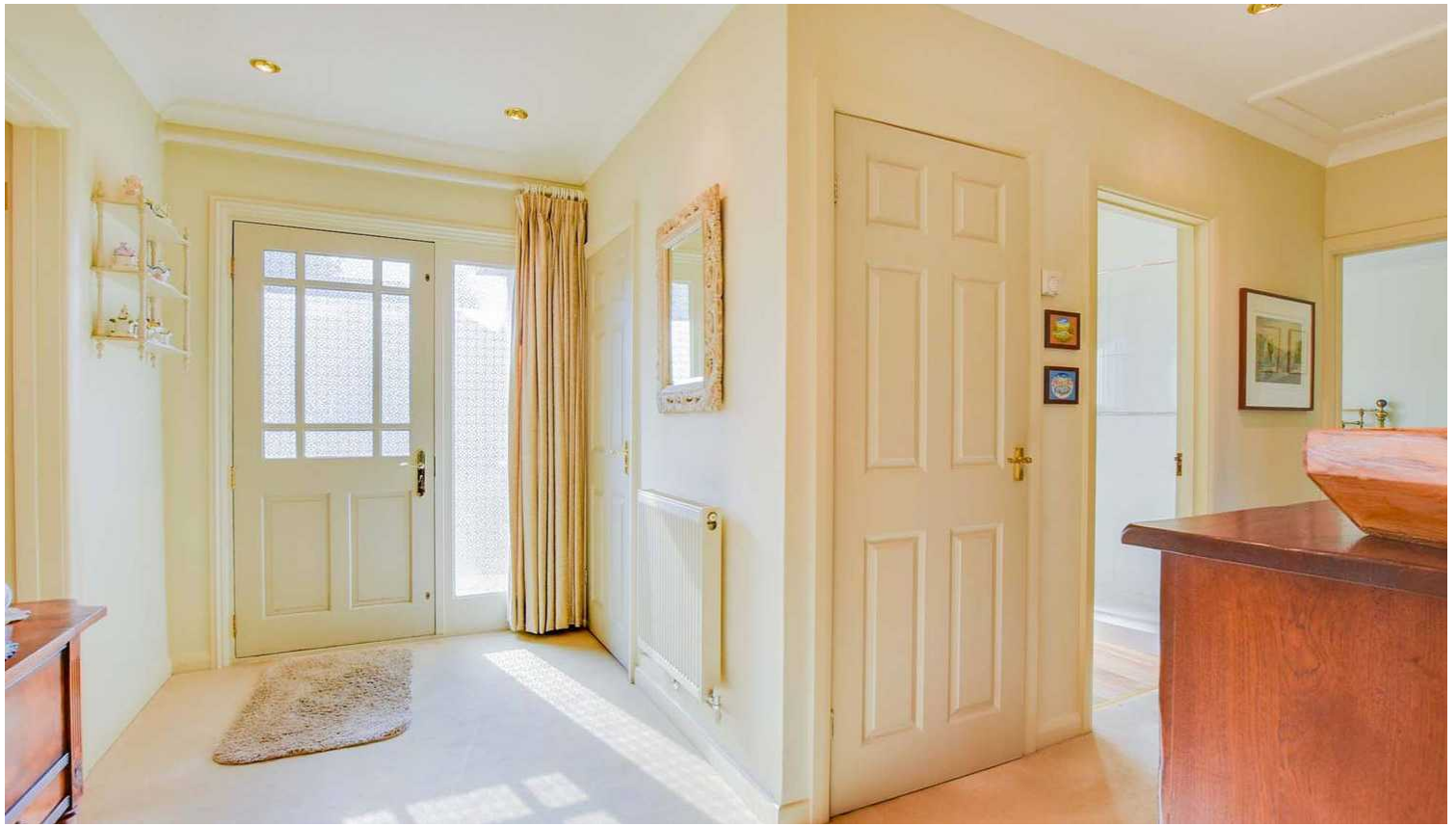


## Windmill Gardens, Kibworth Harcourt

Offers Over £500,000

A detached BUNGALOW in the residential village of KIBWORTH with THREE BEDROOM and bespoke FITTED KITCHEN DINING ROOM.





#### **Entrance Hall**

With ceiling spotlights, a cupboard housing the boiler, radiator and a loft access with a pull-down ladder which leads to a partly boarded loft with lighting.



#### **WC**

8' 3" x 3' 1" (2.51m x 0.94m)

With a double-glazed window to the side elevation, ceiling spotlights, WC, wash hand basin and a radiator.

#### **Reception Room**

15' 0" x 14' 10" (4.57m x 4.52m)

(narrowing to 13'9") With a double-glazed window to the front elevation, a feature fireplace with log burner and timber mantle, ceiling spotlights and two radiators.

#### **Fitted Kitchen Dining Room**

21' 9" x 11' 4" (6.63m x 3.45m)

With double-glazed French doors and a double-glazed window to the rear elevation, ceiling spotlights, a sink and drainer unit with a range of wall and base units with work surfaces over, microwave, plate warmer, double oven with induction hob, stainless steel chimney hood, TV point, Karndean flooring and two radiators.



#### **Utility Room**

14' 5" x 5' 4" (4.39m x 1.63m)

With a double-glazed door to the rear elevation, double-glazed window to the front elevation, one and a half bowl stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, plumbing for a dishwasher, plumbing for a washing machine, tiled flooring, ceiling spotlights and a radiator.



### Bedroom One

14' 0" x 11' 3" (4.27m x 3.43m)

With a double-glazed window to the front elevation, built-in wardrobes and a radiator.

### Bedroom Two

14' 5" x 11' 9" (4.39m x 3.58m)

With a double-glazed window to the rear elevation, built-in wardrobes, TV point and a radiator.

### Bedroom Three

11' 5" x 6' 5" (3.48m x 1.96m)

With a double-glazed window to the rear elevation and a radiator.

### Shower Room

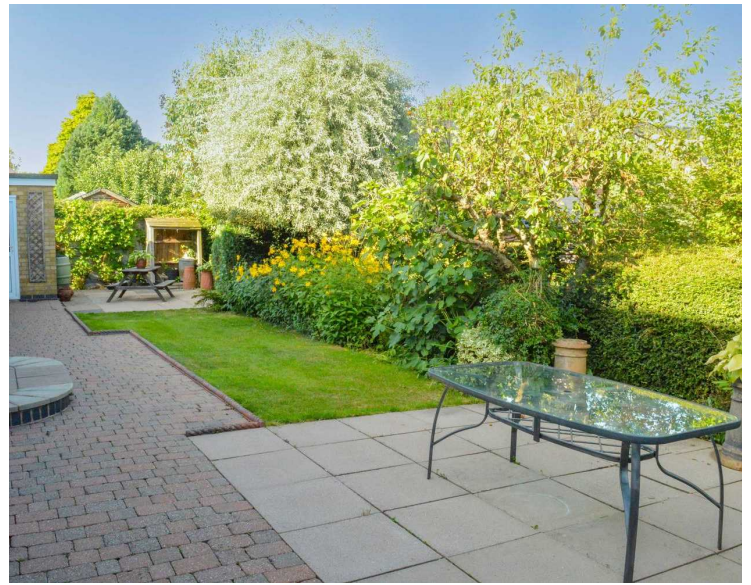
10' 9" x 6' 7" (3.28m x 2.01m)

With a double-glazed window to the front elevation, ceiling spotlights, a walk-in double shower cubicle with an electric shower, wash hand basin, WC, part wood panelled walling, Karndean flooring and a heated towel rail.









### **Front Garden**

A mainly paved and gravelled front garden.

### **Rear Garden**

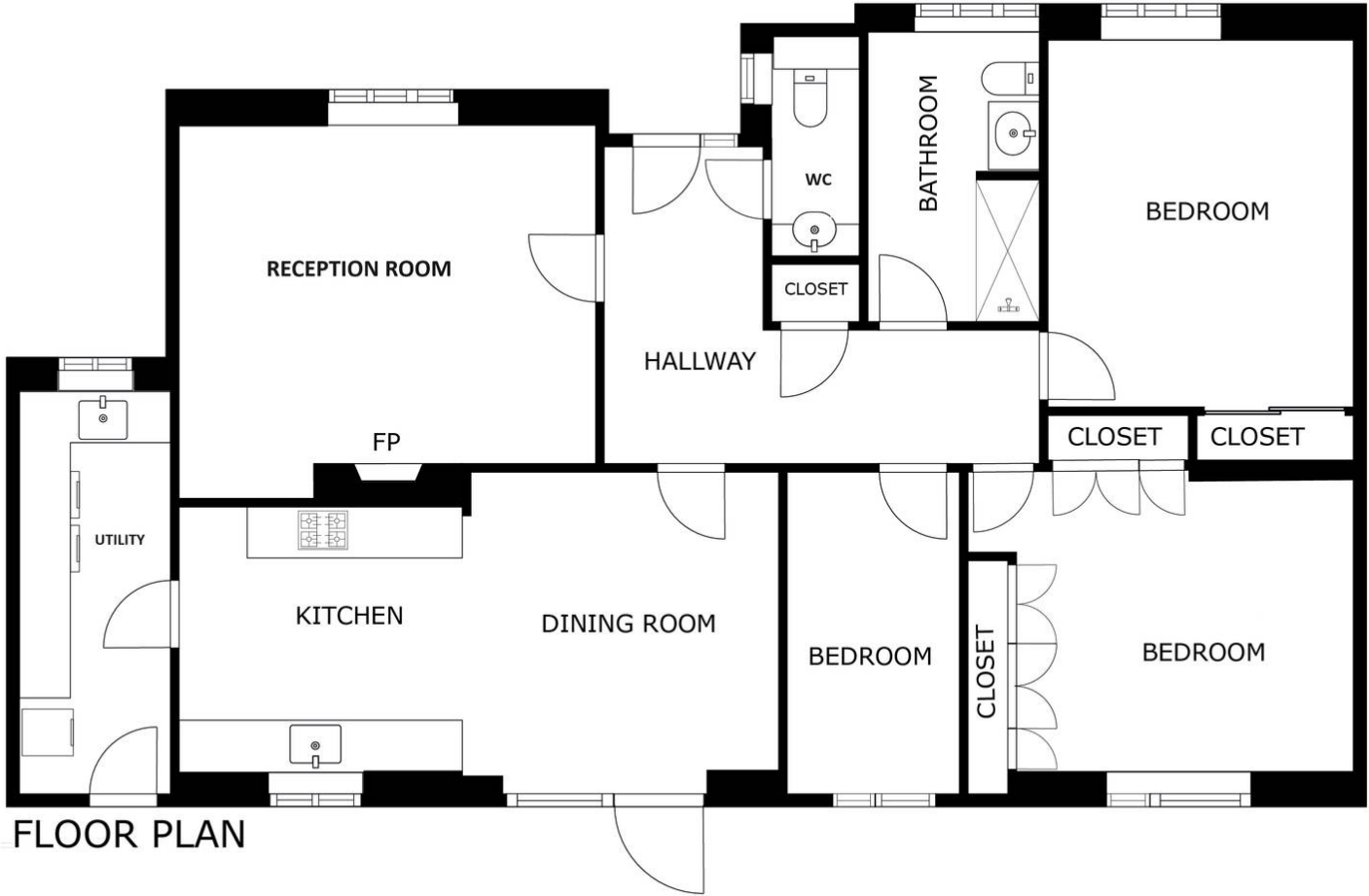
With lawn, two paved seating areas, mature shrubs, hedging and fencing to the perimeter, fruit trees, outside lighting, a side door to the garage and a side gate to side access.

### **Driveway**

2 vehicles

### **Tandem Garage**

A tandem garage with an up-and-over door to the front elevation, windows to the rear and side elevation, door to the rear garden, power and lighting.



FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN: 128 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: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

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