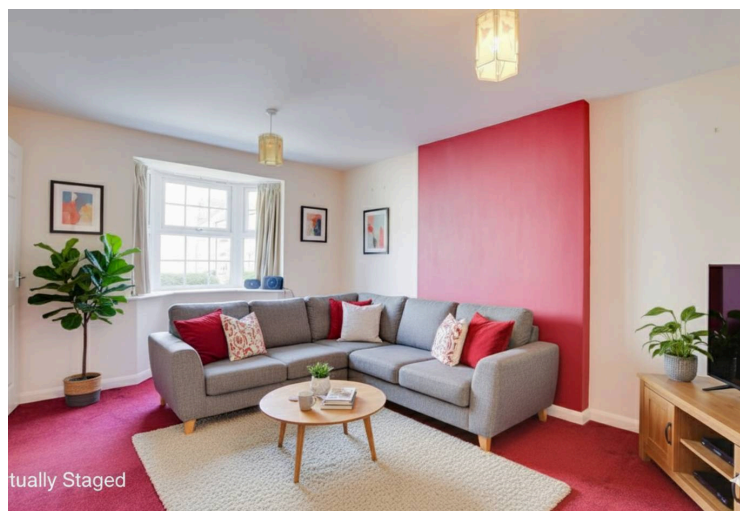
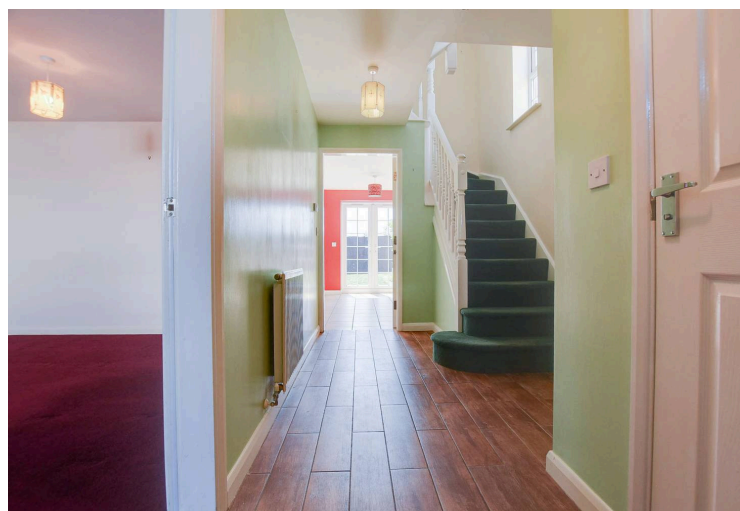




Folley Road, Kibworth Beauchamp

Offers Over £390,000

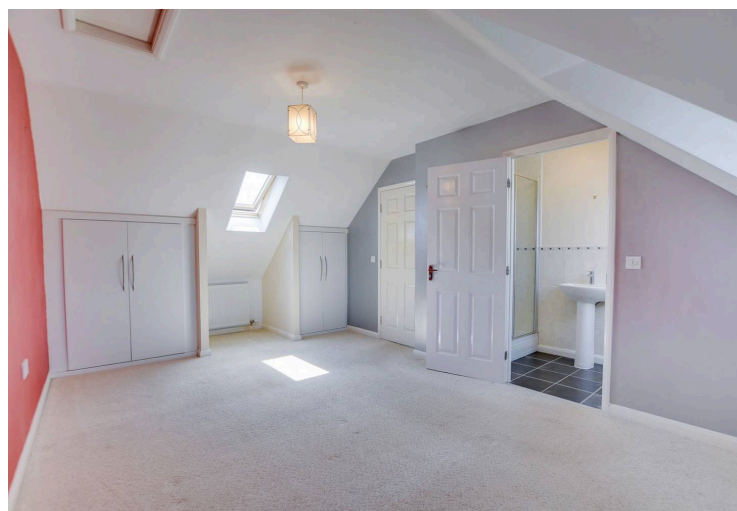
This CHAIN FREE three storey detached home offers well-planned accommodation. Comprising FOUR BEDROOMS and two en-suites. Off-road parking is available to the side, leading to a garage.

Council Tax band: E

Tenure: Freehold

Energy Efficiency Rating: C





Entrance Hall

With ceramic tiled floor, stairs to first floor, radiator.

Ground Floor WC 5' 7" x 2' 9" (1.70m x 0.84m)

With ceramic tiled floor, part tiled walls, wash hand basin, low-level WC, radiator.

Lounge 14' 9" x 10' 11" (4.50m x 3.33m)

With double glazed bay window to the front elevation, carpet floor, two radiators.

Kitchen Diner 18' 6" x 12' 3" (5.64m x 3.73m)

With two sets of French doors to the rear elevation, wall and base units with work surface over, part tiled walls, tiled floor, storage cupboard, one and a half bowl sink and drainer unit, integrated oven and hob, plumbing for washing machine, plumbing for dishwasher, extractor fan, radiator.

First Floor Landing

With double glazed window to the side elevation, carpet floor, storage cupboard housing water tank, radiator, stairs to second floor.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

Bedroom One 12' 10" x 10' 11" (3.91m x 3.33m)

With double glazed window to the front elevation, carpet floor, built-in wardrobes, radiator.

En-Suite 7' 4" x 4' 10" (2.24m x 1.47m)

Measurement into shower cubicle. With tiled floor, part tiled walls, wash hand basin, shower cubicle, low-level WC, radiator.

Bedroom Three 11' 1" x 9' 7" (3.38m x 2.92m)

With double glazed window to the rear elevation, fitted wardrobes, radiator.

Bedroom Four 9' 1" x 7' 3" (2.77m x 2.21m)

With double glazed window to the front elevation, carpet floor, built-in wardrobes, radiator.

Bathroom 7' 2" x 5' 10" (2.18m x 1.78m)

With double glazed window to the rear elevation, tiled floor, part tiled walls, bath with mixer tap shower attachment, low-level WC, wash hand basin, radiator.

Second Floor Landing

With double glazed window to the side elevation, Velux window to the rear elevation, radiator, nook/snug area ideal for working from home with part restricted headroom.

Bedroom Two 19' 5" x 10' 3" (5.92m x 3.12m)

With double glazed window to the front elevation, double glazed Velux window to the rear elevation, fitted wardrobes, two radiators.

En-Suite 10' 2" x 8' 1" (3.10m x 2.46m)

Measurement narrowing to 1.16 m. With Velux window to the front elevation, tiled floor, part tiled walls, shower cubicle, low-level WC, wash hand basin, eaves storage cupboard, radiator.

Front Garden

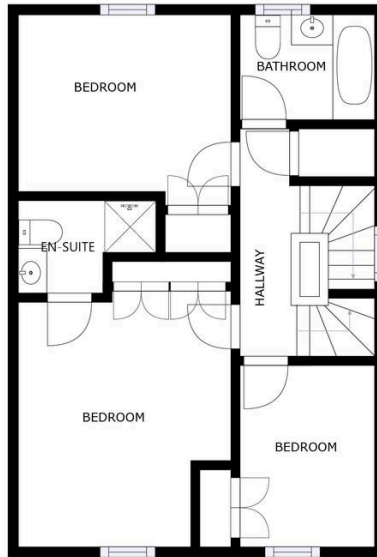
With paved pathway, shrubs.

Rear Garden

A south facing rear garden with paved patio area, lawn, fencing and walled perimeter, gate to side access, door to garage, shed.

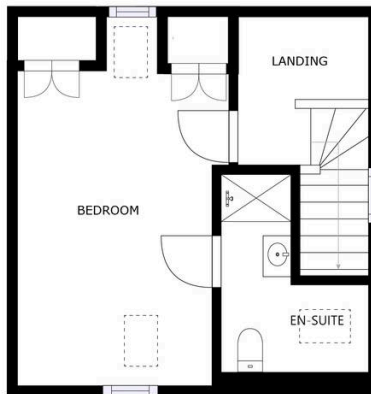
Parking

Situated to the side of the property with off road parking for two vehicles and a garage.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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