



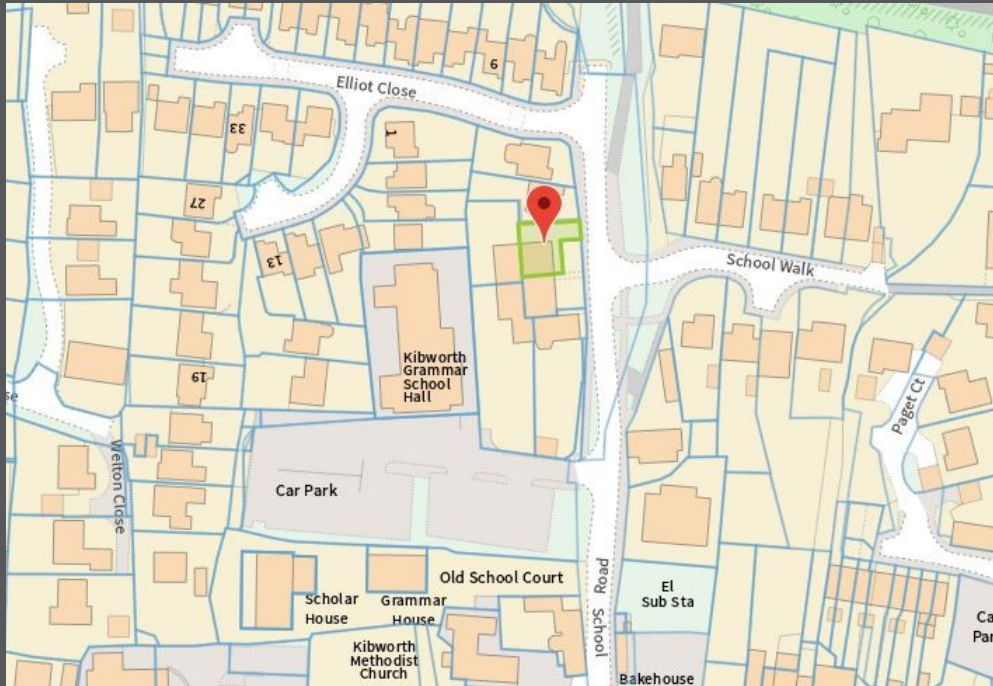
**McCALLUM  
MARSH**  
PROPERTY CONSULTANTS

4 The Old Grammar School  
Kibworth Beauchamp  
Leicestershire  
LE8 0EW









## SITUATION

Situated in the heart of the wonderful village of Kibworth Beauchamp which boasts extensive local facilities including boutique shops and cafes, together with more general day to day facilities such as a doctors surgery, dentists, a supermarket and sports clubs including tennis, golf, bowls and cricket, yet within easy reach of some of South Leicestershire's most attractive countryside.

Wistow Rural Centre is less than 2 miles to the North West with its plant centre, cafe/bistro, farm shop, furniture and craft outlets, art gallery and has become an ever-evolving destination in South Leicestershire over recent years. For more extensive amenities, there is the nearby medieval market town of Market Harborough which has superb shopping with independent boutiques, a theatre, leisure centre, Waitrose, bars and restaurants.

There is a wide selection of state and independent schooling in the area including the preparatory school at Stonegate (Great Glen) and private secondary schooling options at Leicester Grammar School (Great Glen) and Leicester High School. Kibworth Primary School serving the strong and vibrant community was rated 'Outstanding' by Ofsted at the last inspection and following through to secondary education, Kibworth High School. The wider area boasts a number of additional independent schooling options, some of which provide transportation in close proximity to the property, including preparatory schools at Spratton and Maidwell whilst further notable options include Uppingham School, Oakham School, Stamford School and Ratcliffe College.







## THE PROPERTY

The Entrance Hall has a very practical large storage cupboard, along with a large doormat inlaid into solid oak flooring which flows throughout the ground floor and welcomes you into the stunning handmade Christopher Peters kitchen.

A beautiful bespoke curved island unit, with solid oak working surface, has plentiful storage and provides a focal point for entertaining, with seating for up to 5 people. The kitchen itself was created to house an American style fridge freezer, 120cm range style oven, and dishwasher, as well as expertly designed cabinetry to house washing and drying machines. The quartz countertops and the double Belfast sink finishes a truly wonderful kitchen space.

The open-plan feel continues seamlessly through into the Living area which boasts 3 double-height original windows and a continuation of the solid oak flooring. The Living area is a wonderful space, with part vaulted ceiling and an abundance of natural light. The entire ground floor has been tastefully redecorated throughout and has been finished to the highest standards including state of the art smart lighting control system.

A WC, off the Entrance Hall, completes the ground floor accommodation.



## FIRST FLOOR

Stairs lead from the Living area to the new Master Bedroom which has been created with the stylistic use of large “Crittall” style windows and double doors by Plain English, which allows all the natural light to flood the room. Fitted wardrobes and a dressing table area complete a very comfortable master.

Originally with planning permission for this space to be 2 bedrooms, this could easily be divided into two smaller rooms, creating the 3-bedroom home it has permission to be.

The resulting galleried landing then leads on to the contemporary Family Bathroom with bath and shower over. A second independent Double Bedroom has an original window, remote-controlled Velux window with rain sensor and built-in storage cupboard.

The stairs, landing and bedrooms have all been newly carpeted, and the whole upstairs has also been tastefully redecorated throughout and includes the smart lighting control system.

## OUTSIDE

The shared gravelled driveway with off-road parking for two cars and electric car charging point leads to a pedestrian gate, giving access to a private enclosed courtyard garden laid down to gravel with planted borders; stairs rise to the main entrance door.



## LOCAL AUTHORITY

Harborough District Council 01858 828282

## COUNCIL TAX

Band D

## EPC

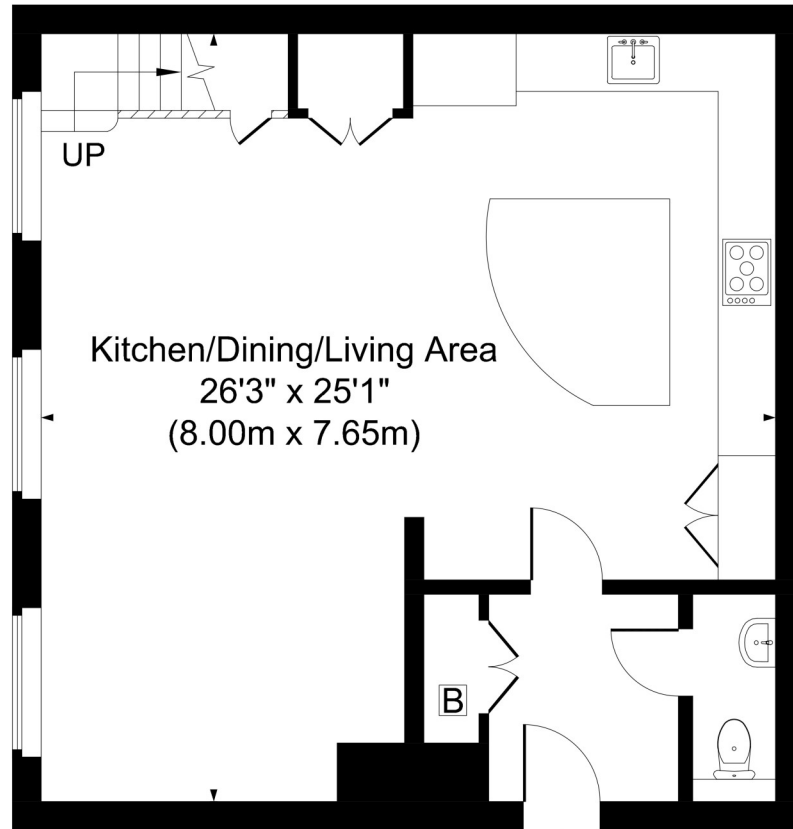
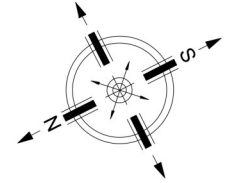
Rating D— Grade II Listed

## VIEWINGS

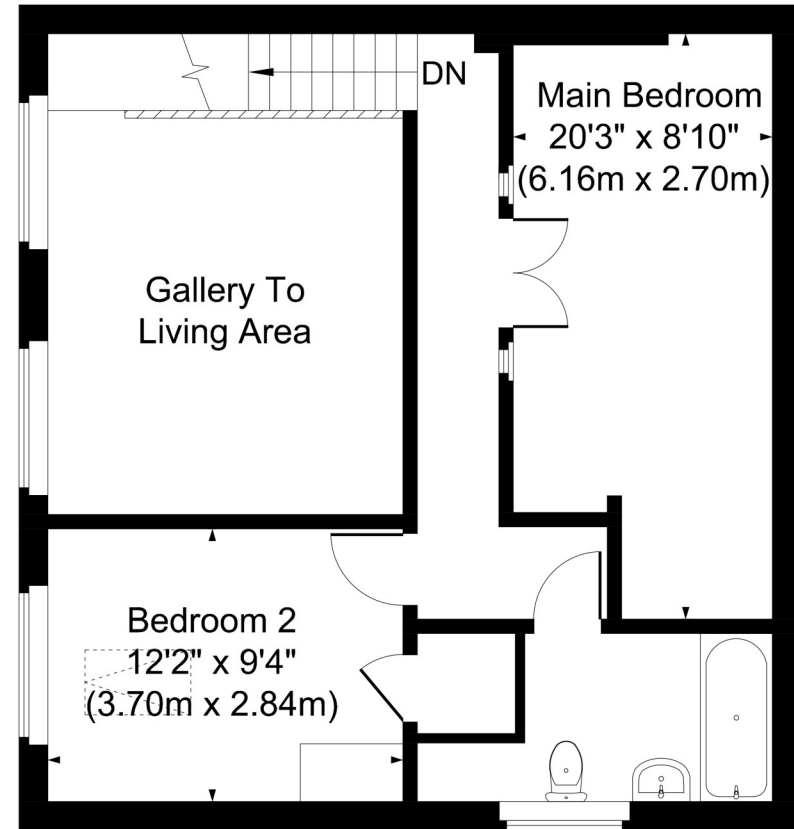
Viewing by prior appointment with McCALLUM MARSH - call Market Harborough on **01858 463747**.



**4 The Old Grammar School, Kibworth Beauchamp**  
Approximate Gross Internal Area = 123 sq.m/1327 sq.ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
JonHolmesPhotography © 2021





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77   <b>C</b>
55-68	<b>D</b>	59   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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#### IMPORTANT NOTICES

Whilst every care has been taken in the preparation of these particulars, all parties should note: i The description and photographs are for guidance only and are not a complete representation of the property. ii Plans are not to scale; are for guidance only and do not form part of the contract. iii Services and any appliances referred to have not been tested and cannot be verified as being in working order. iv No survey of any part of the property has been carried out by the Vendor or McCallum Marsh. v Measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres; an approximate Imperial equivalent is also given. vi Only those items referred to in the text of these particulars are included. vii Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.



