



GREENWAY, KIBWORTH, LE8 0LU
PRICE GUIDE £520,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



A well proportioned four bedroomed family home located in this much sought after south Leicestershire village of Kibworth Beauchamp, being conveniently placed for all local amenities.

The property offers good sized living accommodation across two floors and briefly comprises of an entrance hallway, cloaks/wc, study, living room, dining room with direct access to the rear garden, and well appointed kitchen with utility area. On the first floor is a principal bedroom with en-suite shower room, three further bedrooms and family bathroom. Externally, to the front, the property is approached via a shared block paved driveway which provides car standing for two vehicles, and in turn leads to the double garage. There is a well maintained lawned area to the front, good sized rear garden with cabin/home office which is double glazed, has power connected and is heated via a panel radiator.

VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From Market Harborough, take the A6 Leicester Road, continuing along this road and entering the village of Kibworth. Take the left hand turn into New Road, continue along this road, taking the left hand turn onto Links Road, taking a right hand turn onto Springfield Crescent, right onto The Greenway, following the road round to the left hand side, whereupon the property is situated to the far end of the cul-de-sac on the left hand side.

ACCOMMODATION IN DETAIL

GROUND FLOOR

SPACIOUS ENTRANCE HALLWAY

Engineered oak flooring, stairs rising to first floor, connecting door leads through to:

CLOAKROOM

Comprising of wc, wash hand basin, tiled floor, heated towel rail and window to rear elevation.

STUDY 7'1 x 6'8 (2.16m x 2.03m)

Engineered oak flooring, radiator and window overlooking the rear garden.

LIVING ROOM 18'5 x 12'3 (5.61m x 3.73m)

Feature open fireplace with stone surround and raised hearth, coving to ceiling, square bay window to front elevation, radiator.

DINING ROOM 10'8 x 9'7 (3.25m x 2.92m)

Radiator, engineered oak flooring and sliding patio doors giving access to the rear garden.

KITCHEN 12'5 x 9' (3.78m x 2.74m)

Fitted with a comprehensive range of matching base and wall cupboards, 1 1/2 inset bowl with drainer, display unit, range oven with hood above, integrated dishwasher, integrated combination oven and microwave, walnut breakfast bar, integrated fridge, radiator and window overlooking the rear garden. Opening through to:

UTILITY AREA 5'9 x 4'8 (1.75m x 1.42m)

Stainless steel sink with drainer, wall mounted boiler, door giving access to the rear garden.

FIRST FLOOR

CENTRAL LANDING

Loft hatch, two windows to front elevation.

PRINCIPAL BEDROOM 16'2 x 12'4 (4.93m x 3.76m)

Fitted with a good range of hand built pine wardrobes with drawer units providing hanging and storage space, dressing table, radiator and window to front elevation.

EN-SUITE 10'8 x 5'6 (3.25m x 1.68m)

Refitted with twin wash hand basins set upon a unit with glass shelf below, walk-in shower unit, wc, heated towel rail, tiled floor, window to side elevation.

BEDROOM TWO 13'4 x 10'1 (4.06m x 3.07m)

Radiator and window to rear elevation.

BEDROOM THREE 10'3 x 8' (3.12m x 2.44m)

Hand built painted fitted wardrobe and chest of



drawers/drawer unit, radiator and window to rear elevation.

BEDROOM FOUR 10'1 x 7' (3.07m x 2.13m)

Radiator and fitted wardrobe providing hanging and storage space, window to rear elevation.

BATHROOM 8'3 x 6'6 (2.51m x 1.98m)

Fitted suite comprising of a shaped bath with shower over, close coupled wc, wash hand basin set on plinth with storage space below, tiled floor and tiles to water sensitive areas, radiator and window to front elevation.

OUTSIDE

To the front of the property is a shared driveway with the neighbouring property leads to a private driveway providing vehicular standing for up to two cars. There is a shaped lawn with shrub borders, being well stocked and maintained.

DOUBLE GARAGE 16'4" deep x 17'4" reducing to 15'5" (4.98m deep x 5.28m reducing to 4.70m)

Twin up and over doors, power and lighting. (The measurements of 16'4" deep x 17'4" reduces to 15'5" on the right hand side where there is an encroachment by the internal stairwell).

The rear garden has a patio area, raised beds, shaped lawn, pathways and gravelled areas, pond, enclosed by timber fencing.

CABIN/GARDEN BUILDING

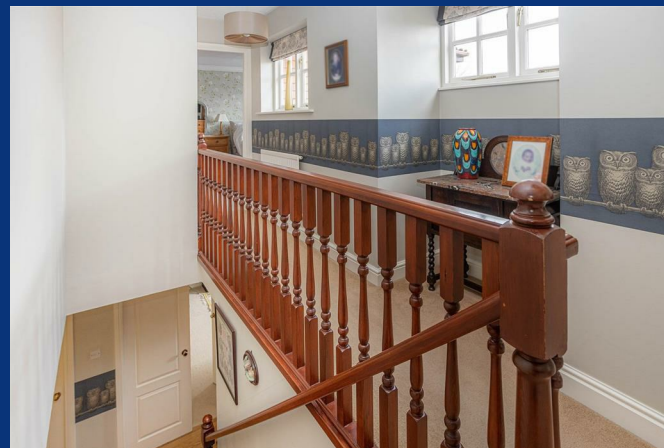
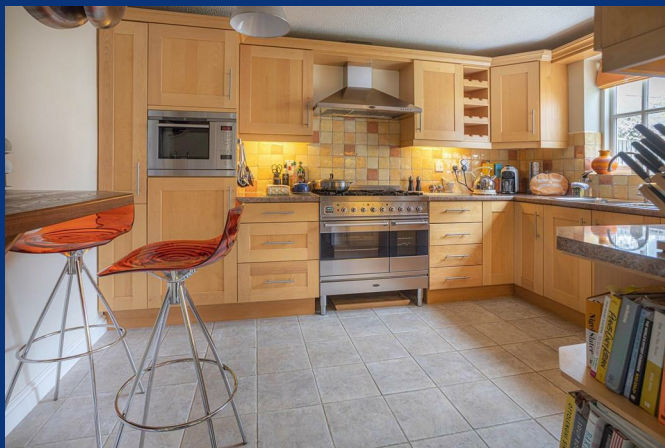
Double glazed window, lighting, power connected and and heating via a panel radiator. Ideal for using as an office/ craft room/ study room, with good wifi signal.

FIXTURES & FITTINGS

Fixtures and fittings mentioned in these particulars are included in the sale - all other items regarded as owners fixtures and fittings may be removed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.





COUNCIL TAX

Council Tax Band E. For further information contact
Harborough District Council 01858 828282

STAMP DUTY

Stamp Duty Land Tax rates from 1st October 2021

Up to £125,000 Zero

The next £125,000 (the portion from £125,001 to £250,000)

2%

The next £675,000 (the portion from £250,001 to £925,000)

5%

The next £575,000 (the portion from £925,001 to £1.5
million) 10%

The remaining amount (the portion above £1.5 million) 12%

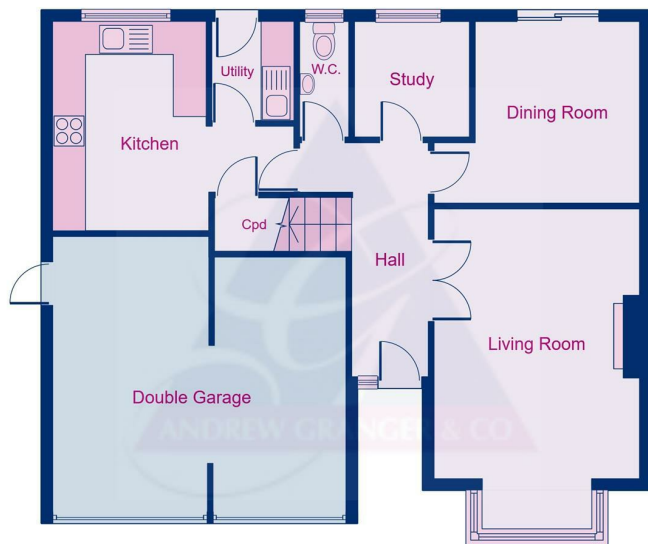
If you're a first-time buyer, you won't pay any tax on homes
priced at or below £300,000. However, you will pay five per
cent on a property, or the portion of a property, priced
between £300,001 and £500,000. However, if the first home
you're buying is priced above £500,000, you won't be
eligible for a saving and you'll have to pay normal stamp
duty rates.

MONEY LAUNDERING

To comply with The Money Laundering Regulations 2007,
any successful purchaser/purchasers will be asked to provide
proof of identity and we will therefore need to take copies
of a passport/driving licence and a recent utility bill (not
more than three months old). This information is required
prior to Solicitors being instructed.



LOCATION



Ground Floor
Floor Area (Gross Internal) 64.3 sq.m. (692 sq.ft.) approx

Created using Vision Publisher™



First Floor
Floor Area (Gross Internal) 67.1 sq.m. (722 sq.ft.) approx

Created using Vision Publisher™



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RICS



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