



MOORE
& YORK

25 Brookfield Way

Kibworth, Leicestershire LE8 0SA

£280,000



We are pleased to offer for sale this three bedroomed semi detached home situated in the highly sort after village of Kibworth. The well planned centrally heated accommodation briefly comprises entrance hall, lounge/dining room and kitchen/breakfast room to the ground floor and to the first floor three bedrooms and family bathroom with jacuzzi bath. The property benefits from double glazing and stands with driveway to front providing parking leading to single garage and further gardens to rear. There is planning permission granted for a further extension to this home and we highly recommend a early viewing

GENERAL INFORMATION

The sought-after village of Kibworth is located to the south of the City of Leicester, between Leicester and Market Harborough, and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned centres of employment, as well as the market towns of Oakham, Uppingham and Market Harborough, the A14\M1\M6\M69\M42 major road network for travel north, south, east and west, the Birmingham and East Midlands International Airports, and some of Leicestershire's most scenic rolling countryside with many fine country walks and golf courses. Kibworth also offers a fine range of local amenities including shopping for day-to-day needs, schooling, recreational amenities including a fine eighteen hole parkland golf course at the Kibworth Golf Club, and regular bus services to both Leicester and Market Harborough.

GENERAL DESCRIPTION

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DETAILED ACCOMMODATION

UPVC sealed double glazed door with matching side panel leading to;

ENTRANCE HALL

Radiator, private door to garage, cloaks cupboard, stairs leading to first floor accommodation.

LOUNGE/DINING ROOM

23'10 max x 10'9 max (7.26m max x 3.28m max)
UPVC sealed double glazed window, radiators, display fire and surround, TV point, wooden flooring, UPVC sealed double glazed sliding patio doors to rear garden.

KITCHEN/BREAKFAST ROOM

16'9 x 10'6 (5.11m x 3.20m)
Comprising sink unit with cupboard under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in cooker and four piece gas hob with extractor fan over in stainless steel hood, utility space with plumbing for washing machine, radiator, UPVC sealed double glazed window, tiled splash back, integrated fridge/freezer.

FIRST FLOOR LANDING

Shelved airing cupboard, UPVC sealed double glazed window.

BEDROOM 1

12'2 x 8'11 (3.71m x 2.72m)
Radiator, UPVC sealed double glazed window, TV point.

BEDROOM 2

11'2 x 9'10 (3.40m x 3.00m)
Radiator, UPVC sealed double glazed window, TV point.

BEDROOM 3

8'11 max x 8' max (2.72m max x 2.44m max)
Radiator, UPVC sealed double glazed window, over stairs cupboard.

BATHROOM

6'11 x 5'6 (2.11m x 1.68m)
Three piece suite comprising Jacuzzi bath with shower over, sink unit and low level WC, tiled floor, radiator, UPVC sealed double glazed window.

OUTSIDE

Patio and lawn garden to rear with evergreen borders, tarmac driveway to front leading to single garage with up and over door.

SERVICES

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with sealed units.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

FIXTURE AND FITTINGS

All fixtures and fittings mentioned in the sales particulars are included in the sale.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

COPYRIGHT AND SOCIAL MEDIA

Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company.

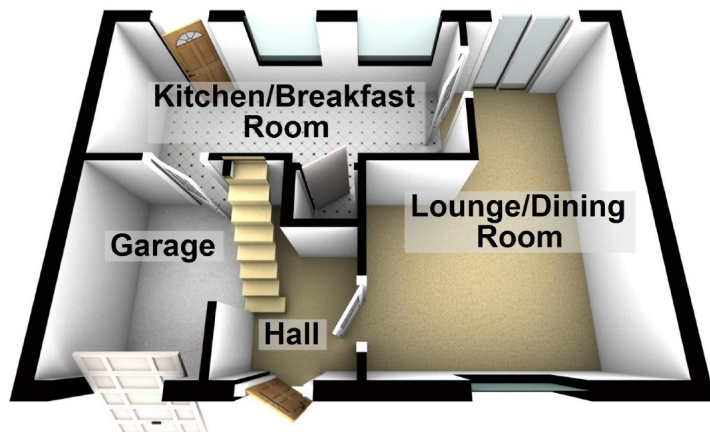
Directions

Property Information Questionnaire

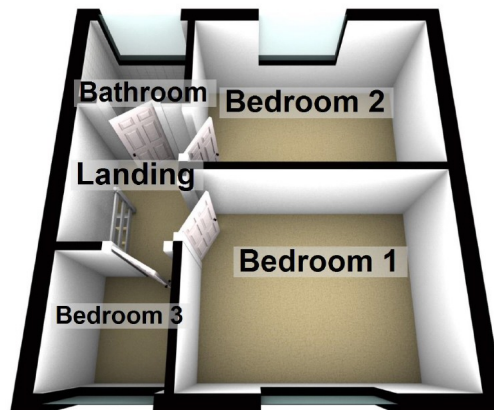
The vendor(s) of this property has completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.



Ground Floor



First Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor.

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