

## 88 Barnards Way, Kibworth Harcourt, LE8 0RS



### £1,300 Per Month

A beautifully presented modern detached family home well located at the end of a cul de sac in this popular small town. The gas centrally heated and double glazed accommodation comprises: Entrance hall, cloakroom/WC, lounge/diner, fitted kitchen and separate dining area, landing, three bedrooms, en-suite and family bathroom. There is also a private rear garden, off road parking and a single garage. The property is offered unfurnished and will be available in June.

*Service without compromise*

## Entrance Hall

Accessed via composite front door with opaque double glazed panel. Stairs rising to the first floor. Radiator. Cloaks cupboard. Doors to rooms.

## Cloakroom/WC



Pedestal wash hand basin and low level WC. Radiator. Double glazed window with fitted timber shutters to the front elevation. Ceramic tiled flooring.

## Lounge/Diner 15'10" x 10'0" (4.83m x 3.05m)



Shuttered double glazed window to the front and shuttered double glazed French doors opening out to the rear garden. Two radiators. Television point.

## Kitchen Area 16'4" x 7'0" (4.98m x 2.13m)



Modern range of fitted base and wall units. Laminated work surfaces and matching splash backs. Fitted oven and four ring electric hob with stainless steel extractor hood over. Under stairs storage cupboard. Tile effect vinyl flooring. Space and plumbing for automatic washing machine and dishwasher. Wall mounted gas fired central heating boiler. Shuttered double glazed window to the side elevation. Opening to:-

## Breakfast Area 9'4" x 8'7" (2.84m x 2.62m)



Shuttered double glazed windows to the front and side elevations. Radiator.

## First Floor Landing



Access to boarded loft space. Shuttered double glazed window. Radiator. Doors to rooms.

## Bedroom One 12'11" x 8'9" (3.94m x 2.67m)



Double glazed window to the front elevation. Radiator. Built in double wardrobes. Telephone and television points. Door to:-

## En-Suite



Shower cubicle with electric shower fitment. Pedestal wash hand basin. Low level WC. Shuttered opaque double glazed window. Tile effect vinyl flooring. Radiator. Complementary tiling.

## Bedroom Two 10'0" x 9'0" (3.05m x 2.74m)



Shuttered double glazed window to the front elevation. Radiator. Fitted wardrobes. Access to loft space.

## Bedroom Three 7'0" x 6'5" (2.13m x 1.96m)

Shuttered double glazed window to the rear elevation. Radiator.



## Bathroom



Panelled bath with electric shower fitment over. Wash hand basin. Low level WC. Radiator. Tile effect vinyl flooring. Electric shaver point. Shuttered opaque double glazed window.

## Outside



To the front and side of the property are slate beds with low hedging. A driveway provides parking for one or two cars in front of the garage, and there is gated pedestrian access to the rear garden.

The rear garden is laid mainly to lawn with well stocked borders and a paved patio area. It is private and enclosed by timber lap fencing.

## Additional Information

Council tax band D

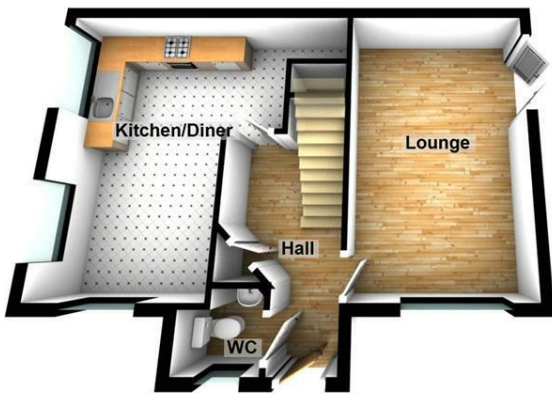
Holding deposit based on rent of £1300pcm £300.00

Damage deposit based on rent of £1300pcm £1500.00

Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

## Floor Plan

**Ground Floor**  
Approx. 54.8 sq. metres (590.2 sq. feet)



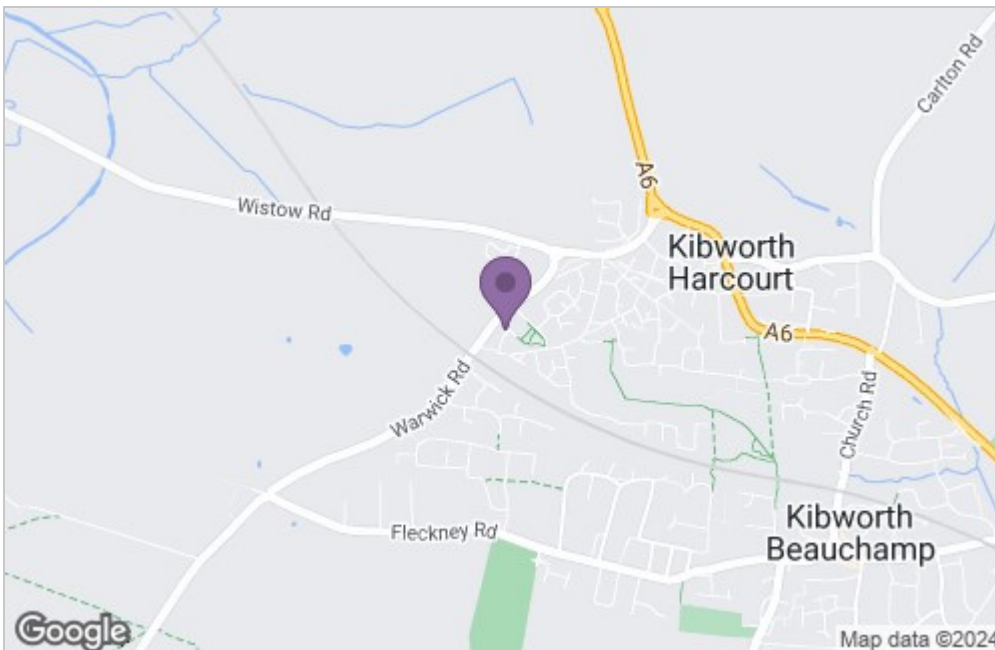
**First Floor**  
Approx. 39.5 sq. metres (425.5 sq. feet)



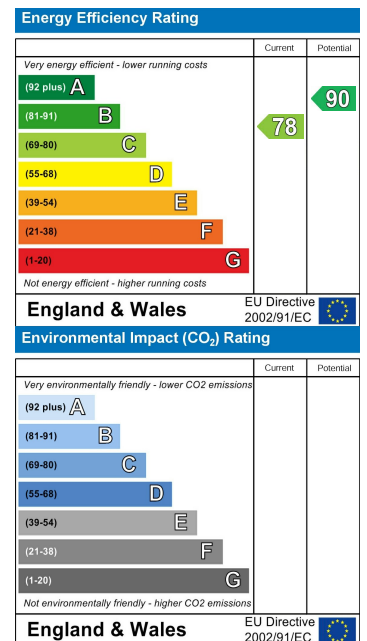
Total area: approx. 94.4 sq. metres (1015.7 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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