

9 Glebeland, Kibworth Harcourt, LE8 0SJ



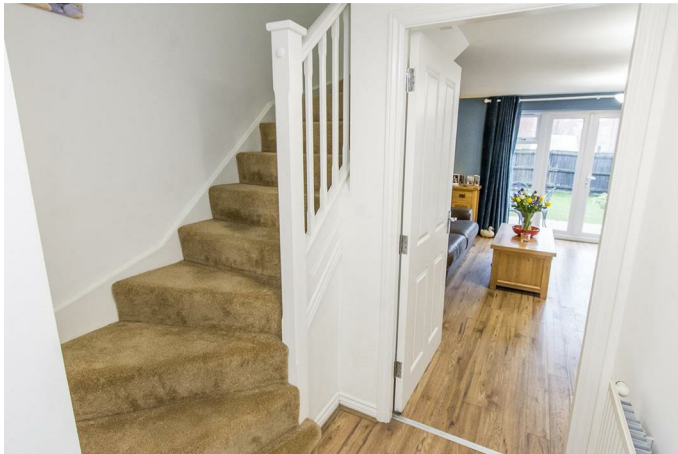
£350,000

An immaculately presented and deceptively large three storey semi-detached family home. Flexible accommodation briefly comprises to the ground floor; Entrance hall, cloakroom/WC, refitted kitchen with appliances and lounge/diner. On the first floor; Landing, further lounge or bedroom with juliet balcony, double bedroom and family bathroom. On the second floor (allowing the possibility of an almost separate 'mini flat' type scenario for an older child or guest) - Two further double bedrooms and a 'Jack and Jill' en-suite. There is also a private rear garden, off road parking for several cars, and a single garage.

THIS DELIGHTFUL HOME IS BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN AND INTERNAL VIEWING IS HIGHLY RECOMMENDED. ALL WHITE GOODS NAMED IN PARTICULARS CAN BE INCLUDED IN THE SALE.

Service without compromise

Entrance Hall



Composite front entrance door. Engineered wooden flooring. Radiator. Telephone point. Doors to rooms. Stairs rising to first floor.

Downstairs WC



Opaque double-glazed window to front elevation. Low-level WC. Pedestal wash hand basin. Radiator. Washing machine with laminate worktop over and tumble dryer. Engineered wooden flooring.

Kitchen 11'4" x 8'9" (3.45m x 2.67m)



Double-glazed window to front elevation. Range of fitted wall and base mounted units. Laminate breakfast bar and work surfaces. Enamel sink and drainer. Complementary tiled splash-backs. Stainless steel extractor hood. Dishwasher, fridge/freezer and double oven. Five ring gas hob. Tile effect vinyl flooring. Radiator. New gas central heating boiler. Opening to lounge / dining room.

(Kitchen Photo Two)



(Kitchen Photo Three)



(Lounge / Dining Room Photo Two)



Lounge / Dining Room 16'1" x 15'4" (4.90m x 4.67m)



Engineered wooden flooring. Double-glazed French doors to rear garden. Double-glazed window to side. Two radiators. Under stairs storage cupboard. Television and satellite point.

Stairs & Landing

Timber balustrade. Doors to rooms. Stairs rising to second floor.

First Floor Lounge / Bedroom Two 16'1" x 13'2" (4.90m x 4.01m)



Double-glazed French doors to Juliet balcony. Double-glazed window to rear. Television point and satellite point. Two radiators.

(First Floor Lounge / Bedroom Two Photo Two)



Bedroom Three 16'2" x 10'0" (4.93m x 3.05m)



Double-glazed window to front. Radiator. Built in wardrobes.

(Bedroom Three Photo Two)



Bathroom



Panelled bath with mixer shower attachment. Low-level WC. Pedestal wash hand basin. Vinyl flooring. Complementary splash-backs. Radiator. Opaque double-glazed window. Extractor fan. Mirrored bathroom cabinet.

Second Floor Stairs & Landing

Timber balustrade. Loft access hatch.

Bedroom One 16'1" x 10'5" (4.90m x 3.18m)



Two double-glazed windows to rear. Radiator. Built-in wardrobes. Television and satellite point.

A photograph of a modern bedroom with light blue walls. A large, multi-tiered crystal chandelier hangs from the ceiling. On the left, a silver dresser with multiple drawers holds a mirror, a lamp, and various decorative items. A white door with a silver handle and a coat rack is on the right, leading to a bathroom with a white sink and mirror. A portion of a bed with a grey blanket is visible in the foreground.

A bedroom with light blue walls and a white ceiling. A bed with a dark headboard is covered in a green and white patterned duvet and has two pillows with butterfly designs. To the left of the bed is a small wooden bedside table with a lamp and a framed photo. A window with white frames and grey curtains is on the right wall, with a white radiator below it. A modern pendant light hangs from the ceiling.

A modern bathroom with white tiled walls and a light-colored wooden floor. On the left is a glass-enclosed shower with a silver showerhead and a handheld shower wand. In the center is a white pedestal sink with a chrome faucet. Above the sink is a large, illuminated mirrored medicine cabinet. To the right of the cabinet is a white electrical outlet. A portion of a white toilet is visible on the far right. Various toiletries are on the floor near the shower.

A bright, modern bedroom with light blue walls. On the left, a large window with white frames and cream-colored curtains looks out onto a brick building. Below the window is a white radiator. In the foreground, a bed is covered with a duvet featuring a green and white floral pattern. To the right, a white double door is slightly ajar. In the background, a closet area is visible with clothes hanging on a rack and a small table with various items. A modern, light-colored pendant light hangs from the ceiling.

Brick constructed single garage with up and over door.
Power and light.



Rear Garden

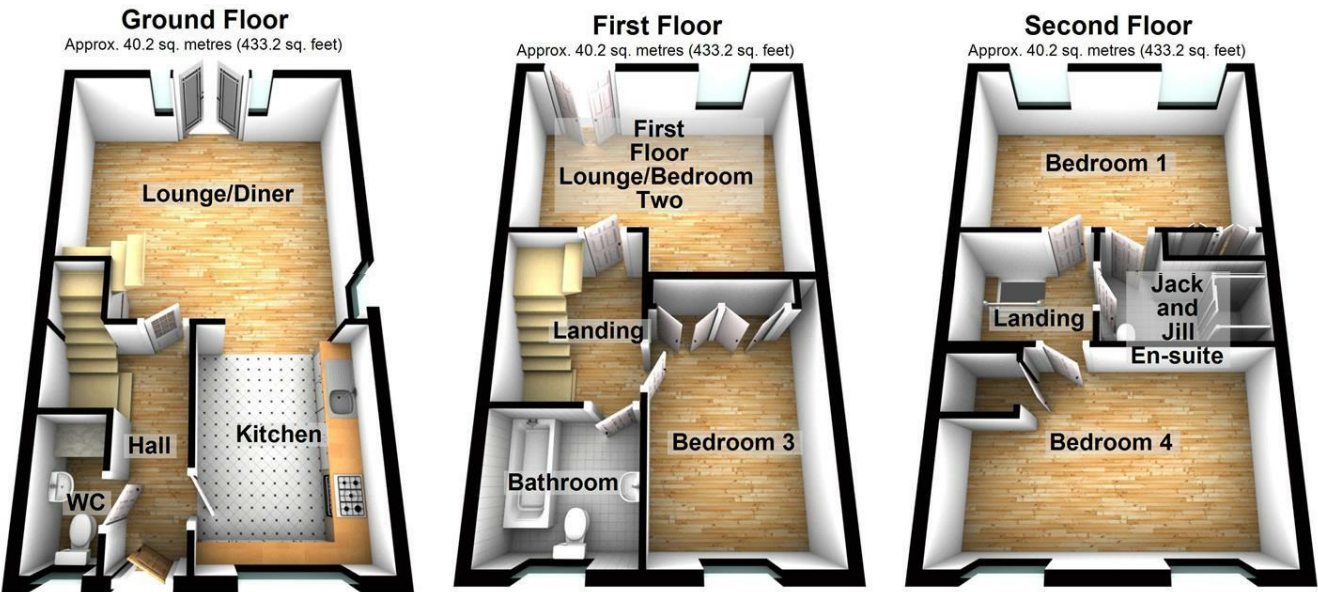


Paved patio area. Lawned area. Enclosed by timber lap fencing. Gated pedestrian access. Room for garden shed at rear of garage.

(Rear Garden Photo Two)



Floor Plan

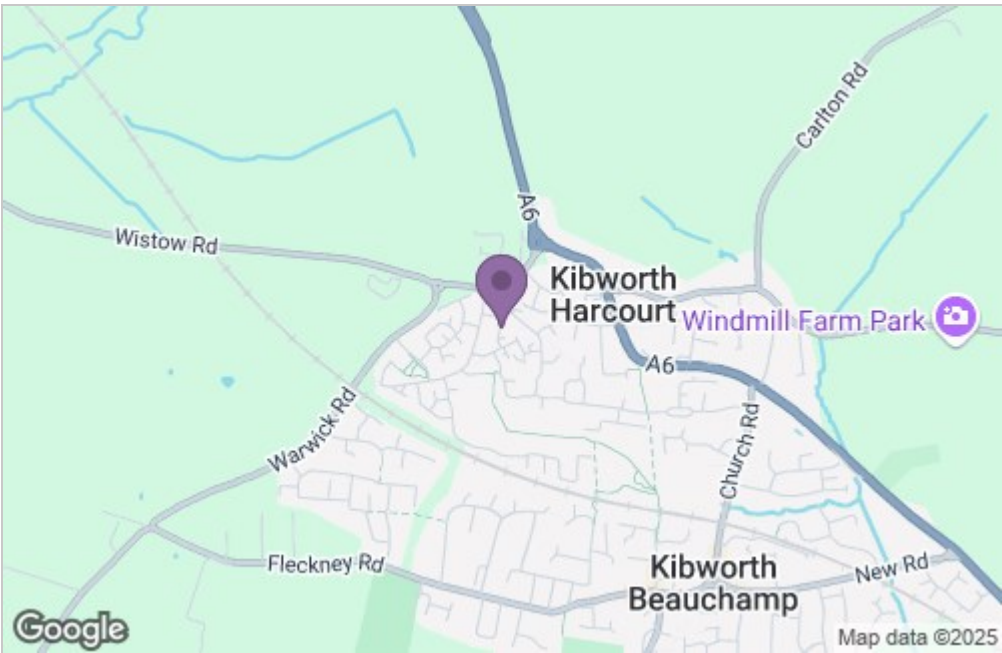


Total area: approx. 120.7 sq. metres (1299.6 sq. feet)

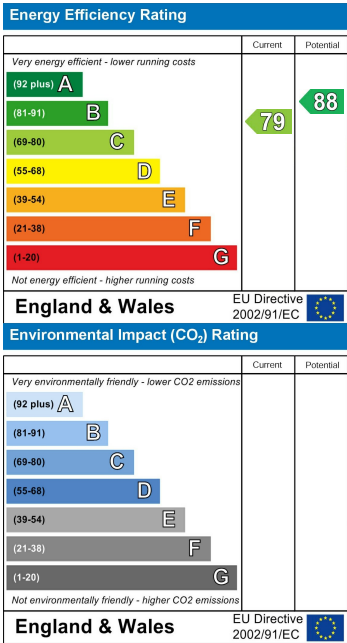
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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