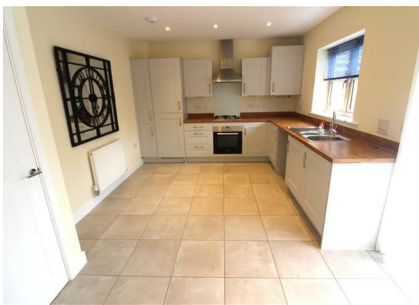


## 5 Bailey Close, Kibworth Harcourt, LE8 0XG



**£290,000**

Situated in the popular village of Kibworth is this substantial semi-detached family home. Accommodation briefly comprises entrance hall, downstairs WC, lounge, kitchen/diner with appliances, landing, three good sized bedrooms, en-suite shower room and family bathroom. There is also off road parking for two cars and a private lawned garden. This property is offered with the added bonus of no upward chain and early internal viewing is highly recommended!

*Service without compromise*

## Entrance Hall

Accessed via opaque double glazed front door. Stairs rising to the first floor with under stairs storage space. Radiator. Doors to rooms.

## Downstairs WC

Wash hand basin and low level WC. Radiator. Tiled flooring. Extractor fan.

## Lounge 14'6" x 10'10" (4.42 x 3.30)



14' 6" x 10' 10" (4.42m x 3.30m) Double glazed window to the front elevation. Radiator. Television point.

## (Lounge Photo Two)



## Kitchen/Diner 17'11" x 11'0" (5.46 x 3.35)



17' 11" x 11' (5.46m x 3.35m) Range of modern fitted base and wall units. Wood effect laminated work surfaces with complementary tiled splash backs. Fitted oven and four ring gas hob beneath stainless steel extractor hood. Fitted fridge and freezer. Space and plumbing for automatic washing machine. Gas fired combination central heating boiler. One and a half stainless steel sink and drainer. Double glazed window to the rear elevation and double glazed French doors opening out to the rear garden.

## (Kitchen/Diner Photo Two)



## Landing

Timber balustrade. Built in storage cupboard. Doors to rooms.



**Bedroom One 12'5" x 8'3" (3.78 x 2.51)**



12' 5" x 8' 3" minimum. (3.78m x 2.51m) Double glazed window to the front elevation. Radiator. Built in wardrobe. Television point. Door to:-

**En-Suite Shower Room**



Tiled shower cubicle with mains shower fitment. Wash hand basin. Low level WC. Complementary tiling. Heated towel rail. Electric shaver point. Opaque double glazed window.

**Bedroom Two 10'7" x 10'7" (3.23 x 3.23)**



10' 7" x 10' 7" (3.23m x 3.23m) Double glazed window to the rear elevation. Radiator.

**Bedroom Three 9'2" x 7'2" (2.79 x 2.18)**



9' 2" x 7' 2" (2.79m x 2.18m) Double glazed window to the rear elevation. Radiator.

## Bathroom



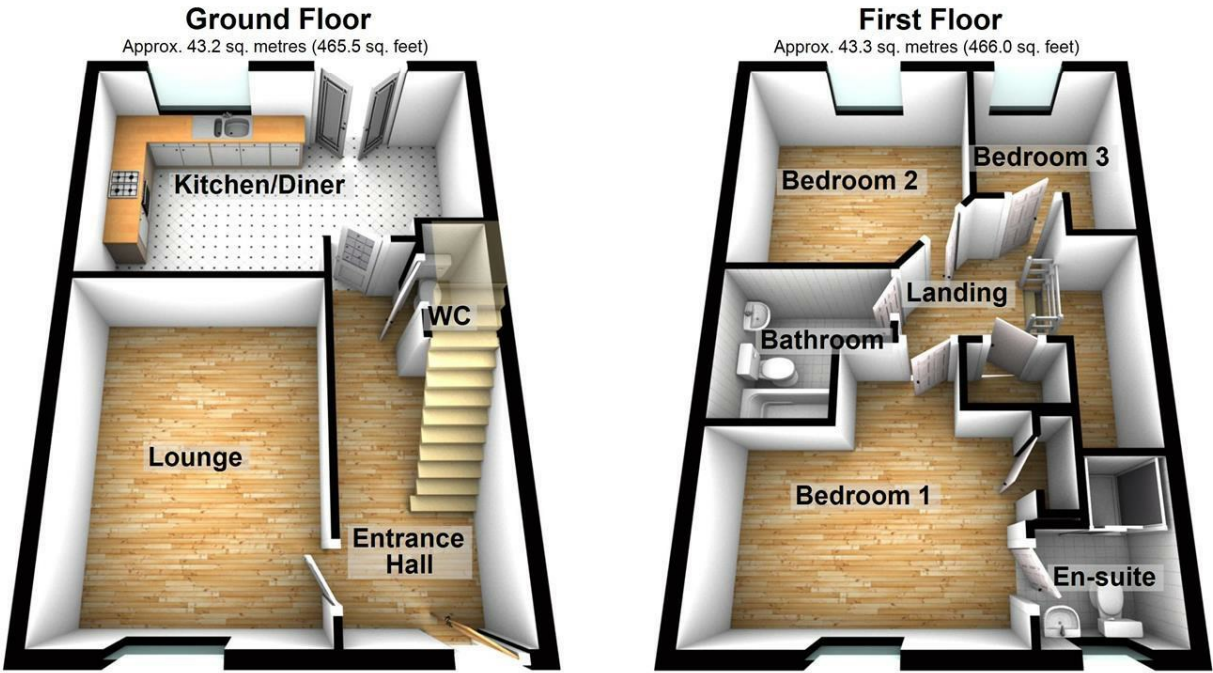
Panelled bath with mixer shower attachment. Wash hand basin. Low level WC. Complementary tiling. Heated towel rail. Electric shaver point. Wood effect vinyl flooring.

## Outside



To the front of the property is a storm porch and allocated parking for two cars. There is gated side access to the rear garden. The rear garden is laid mainly to lawn with a paved patio area and timber lap fencing.

Floor Plan

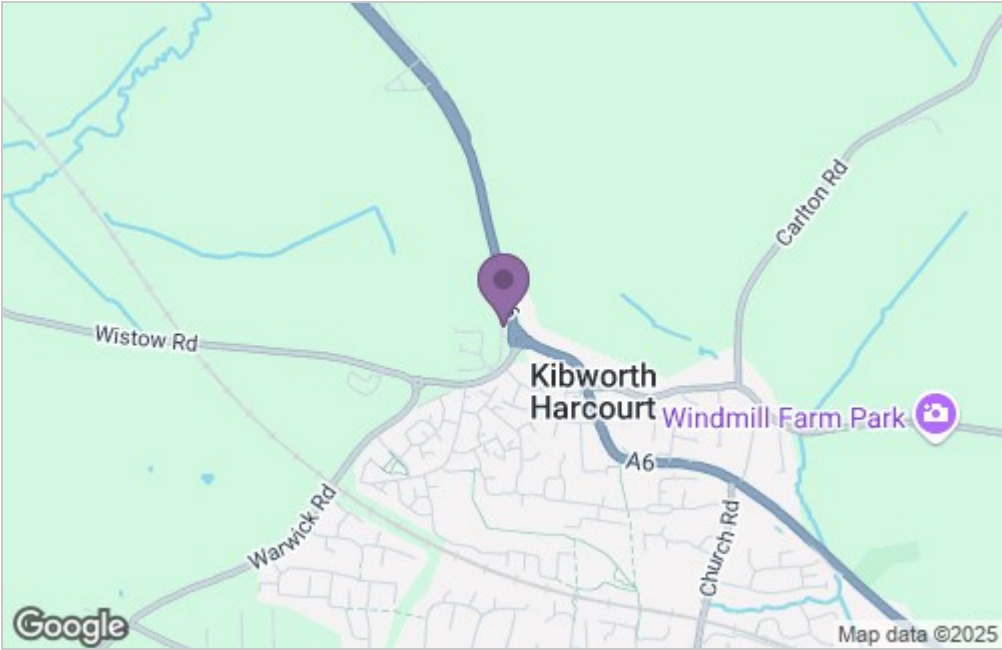


Total area: approx. 86.5 sq. metres (931.5 sq. feet)

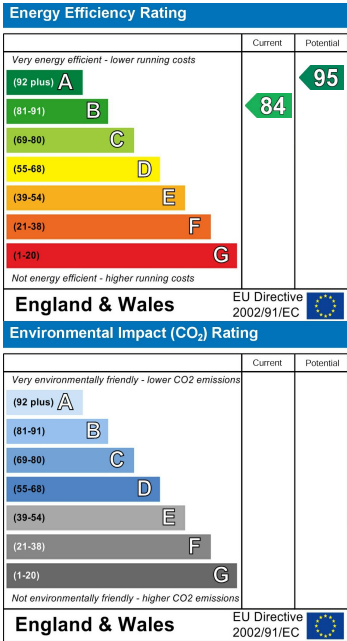
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise