

## 81 Hillcrest Avenue, Kibworth Beauchamp, LE8 0NH



**£300,000**

Situated on Hillcrest Avenue in Kibworth, this well presented semi-detached house offers a perfect blend of comfort and convenience. With a generous living space of 1,141 square feet, this extended family home is ideal for those seeking room to grow. Upon entering, you are welcomed by two reception spaces, providing ample space for relaxation and entertaining. The heart of the home is the spacious extended kitchen, which seamlessly integrates with the living and dining areas, creating a warm and sociable environment for family gatherings and dinner parties. The property boasts three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The bathroom is conveniently located to serve the needs of the household, ensuring practicality for everyday living, not forgetting the addition of the downstairs WC! One of the standout features of this home is the south-facing rear garden, which invites an abundance of natural light and provides a lovely outdoor space for children to play or for adults to unwind in the sun. Additionally, there is parking available for multiple vehicles, adding to the convenience of this property. Superbly located within walking distance to local amenities, this home is perfectly positioned for easy access to shops, schools, and parks, making it an excellent choice for families and professionals alike. In summary, this semi-detached house on Hillcrest Avenue is a wonderful opportunity for those looking for a spacious and well-located family home in Kibworth. Don't miss the chance to make this charming property your own.

*Service without compromise*

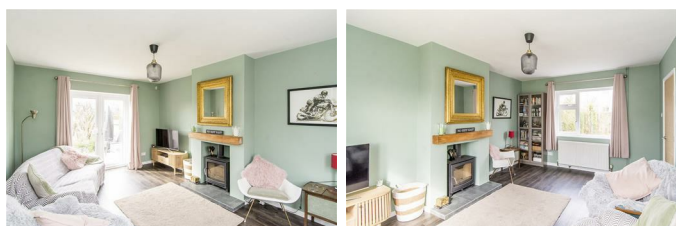


**Entrance Hall 10'6 x 8'4 (3.20m x 2.54m)**



Accessed via a UPVC double glazed door. Doors off to: Sitting room, living/dining area and under stairs cupboard. Stairs rising to: First floor. LVT flooring. Telephone point. Radiator.

**Sitting Room 16'6 x 10'11 (5.03m x 3.33m)**



UPVC double glazed window to front aspect with UPVC double glazed 'French' doors out to: Rear garden. Log burning stove. LVT flooring. USB plug sockets. Radiator.

**Kitchen/Dining/Living Area**



**Kitchen 17'3 x 8'2 (5.26m x 2.49m)**



Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 bowl stainless steel sink with drainer. There is a single fan assisted oven, built-in combi/microwave oven, warming drawer, integral dishwasher and space for a large 'American' style fridge/freezer. The kitchen area has two UPVC double glazed windows to the side and rear aspects, under cabinet lighting, LED spotlights, 'Velux' window and LVT flooring. Opening through to: Utility area.

**Dining/Living Area**



UPVC double glazed 'French' doors out to: Rear garden. TV point. Vertical wall mounted radiator. LVT flooring. Door through to: Study.

**Study 8'4 x 5'8 (2.54m x 1.73m)**



UPVC double glazed window to front aspect. LVT flooring. Radiator.

**Utility Room 11'9 (max) x 6'5 (3.58m (max) x 1.96m)**



Having lower and upper fitted cabinets with a laminate worktop over. UPVC double glazed window to front aspect and a UPVC double glazed door to: Side entry. There is space and plumbing for a freestanding washing machine with a further space for a freestanding tumble dryer. LVT flooring. Radiator.

**Downstairs Cloakroom 6'2 x 2'9 (1.88m x 0.84m)**



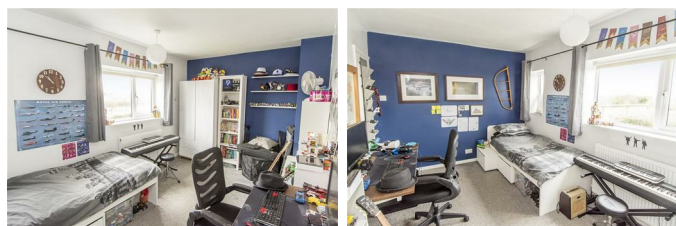
Comprising: Low level WC and wash hand basin. UPVC double glazed window to side aspect. LED spotlights. LVT flooring.

**Landing**



UPVC double glazed window to stairwell. Doors off to: Bedrooms and bathroom. Loft hatch access.

**Bedroom One 14'1 x 9'6 (4.29m x 2.90m)**



Two UPVC double glazed windows to rear aspect. Radiator.



## Bedroom Two 13'1 x 9'6 (3.99m x 2.90m)



UPVC double glazed window to rear aspect. Radiator.

## Bedroom Three 13'11 (max) x 6'10 (4.24m (max) x 2.08m)



Two UPVC double glazed windows to front aspect. Built-in wardrobe/cupboard. Radiator.

## Bathroom 8'4 x 5'9 (2.54m x 1.75m)



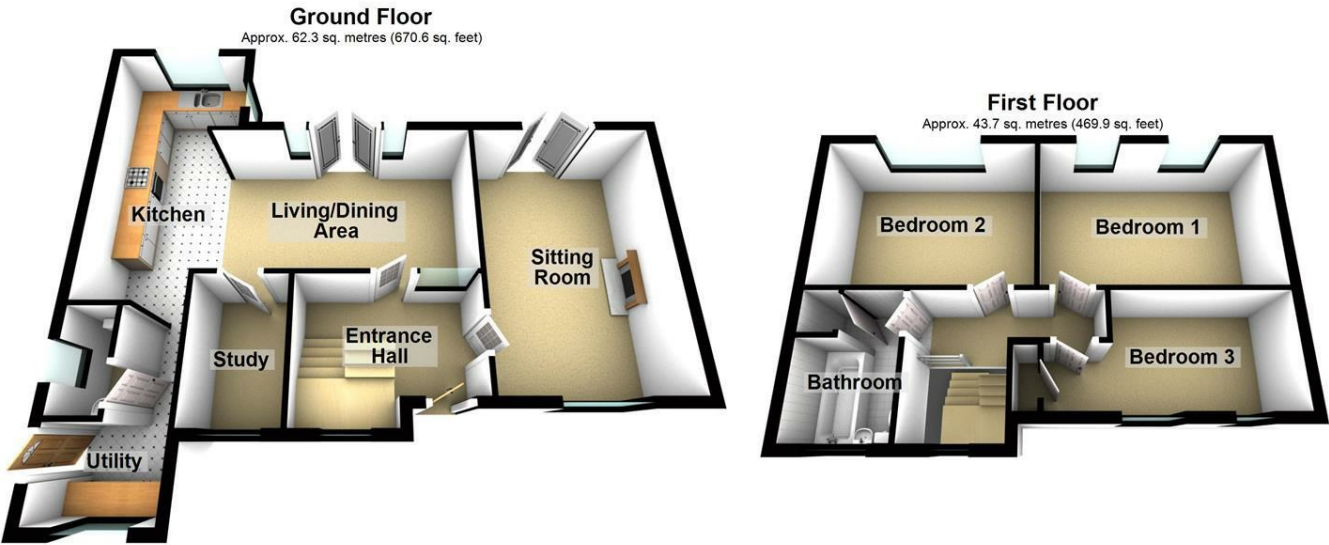
Comprising: Panelled bath with shower over and wall tiling, low level WC and wash hand basin, UPVC double glazed window to front aspect. Airing cupboard housing boiler. Vinyl flooring. Chrome heated towel rail.

## Outside



Occupying a convenient location within walking distance of the village, abundance of amenities, shops and schools with the property being well placed for major road and rail links close by. There is generous frontage offering ample off road parking, lawn and stunning 'Magnolia' tree with pedestrian gated access through to the rear garden. The good sized South facing rear garden has views beyond across playing fields and to the hills beyond. There is a paved patio seating area with steps leading down to the lawn with the added benefit of a garage/workshop with up and over door.

Floor Plan



Total area: approx. 106.0 sq. metres (1140.5 sq. feet)

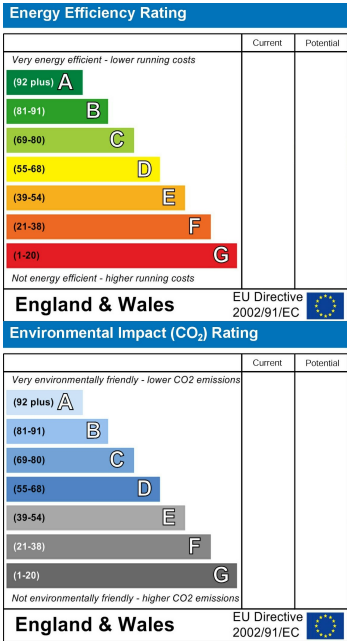
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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