

## 7 Braymish Close, Kibworth, LE8 0RU



**£295,000**

A spacious staggered mid terrace family home offered in immaculate decorative order, and well located towards the end of a cul de sac, in this popular village. The gas centrally heated and double glazed accommodation comprises: Lounge/diner, fitted kitchen with appliances, 20'6" x 7'10" sun room, garage with utility area, landing, three bedrooms and bathroom. The rear garden is enclosed by timber lap fencing and affords a good deal of privacy.

*Service without compromise*



Lounge/Diner 16'3" x 12'3" (4.95m x 3.73m)



Accessed via timber front door. Double glazed window to the front elevation. Feature fire surround incorporating fitted gas fire. Television and telephone points. Two radiators. Stairs rising to the first floor. Door to:-

Lounge/Diner (Photo 2)



Kitchen 12'3" x 7'9" (3.73m x 2.36m)



Modern range of fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted oven and four ring gas hob with stainless steel extractor hood over. Fitted refrigerator. Fitted automatic dishwasher. Stainless steel sink and drainer. Double glazed window to the rear aspect. Wood effect flooring. Double glazed window to the rear. Opaque glazed door to:-

Kitchen (Photo 2)



**Sun Room 20'4" x 7'10" (6.20m x 2.39m)**



Double glazed windows to the rear and double glazed French doors opening out to the rear garden. Wood laminate flooring. Radiator. Two wall lights. Double glazed French doors to:-

**Sun Room (Photo 2)**



**Utility/Garage 17'0" x 8'2" (5.18m x 2.49m)**

Space and plumbing for automatic washing machine. Power and light. Wide double timbers opening out to the parking space.

## **First Floor Landing**

Access to loft space. Airing cupboard housing gas fired combination central heating boiler. Doors to rooms.

**Bedroom One 12'3" x 8'7" (3.73m x 2.62m)**



Double glazed window to the front aspect. Radiator. Television point.

**(Bedroom One Photo Two)**





Bedroom Two 12'3" x 7'11" (3.73m x 2.41m)



Double glazed window to the rear aspect. Over stairs built in wardrobe. Radiator.

(Bedroom Two Photo Two)



Bedroom Three 7'11" x 7'10" (2.41m x 2.39m)



Double glazed window to the front aspect. Recess with fitted clothes hanging rail. Radiator.

Bathroom



Panelled bath with mixer shower attachment over. Pedestal wash hand basin. Low level WC. Electric shaver point. Heated towel rail. Vinyl flooring. Opaque double glazed window.

(Bathroom Photo Two)

## Outside



To the front of the property is a lawned area and tarmacked hardstanding for one car. The rear garden is of a good size and is laid mainly to lawn with timber sleeper edging. There are two paved patio areas and a timber garden store. The rear garden is enclosed by timber lap fencing.

## Outside (Photo 2)

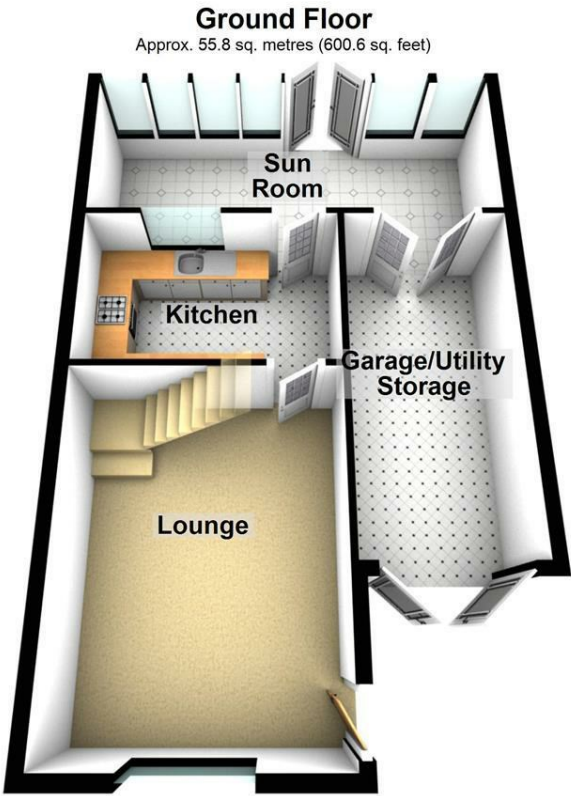


## (Rear Aspect Photo)





Floor Plan

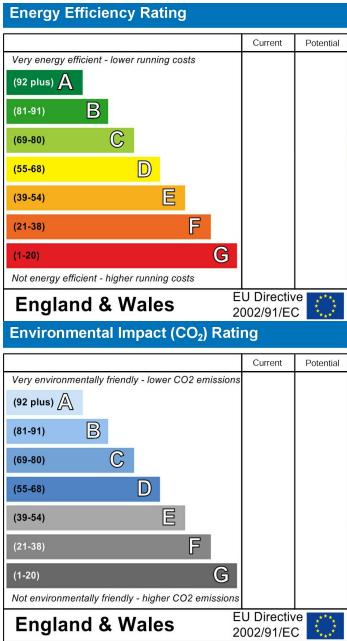


Total area: approx. 91.2 sq. metres (981.3 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise