



## 84 Main Street, Kibworth Harcourt, LE8 0NQ



### Offers Over £465,000

A rare opportunity to acquire a period character property in the centre of this historic and sought after area with potential for further modernisation and extension/development.

The property sits on large lawned gardens which back on to 'The Munt' (believed to be the site of an Anglo Saxon castle) so cannot be developed.

The accommodation comprises: Entrance hall, kitchen/breakfast room, utility/rear hall, WC, lounge, dining room, landing, three double bedrooms and bathroom.

There are also brick constructed outbuildings comprising a single garage, workshop and store.



Entrance Hall



Accessed via oak front door. Quarry tiled flooring. Exposed beams and wall timbers. Door to dining room. Doorway to kitchen.

Kitchen/Breakfast Room 15'9" x 11'5" (4.80m x 3.48m)



Dual aspect windows. Medium oak facing fitted base and wall units. Fitted oven and four ring gas hob. Stainless steel sink and double drainer. Space and plumbing for washing machine. Radiator. Laminated work-surfaces with complementary tiled splash-backs. Serving hatch through to dining room. Opaque multi-paned door to utility/rear hall.

(Kitchen/Breakfast Room Photo)



Utility/Rear Hall 7'1" x 6'7" (2.16m x 2.01m)



Space and plumbing for washing machine. Gas-fired central heating boiler. Multi-paned stable door leading outside. Window to side elevation. Stainless steel sink and drainer. Door to WC.

## Downstairs WC



Low-level WC. Radiator. Opaque glazed window. Wall light.

## Dining Room 13'6" max x 15'2" (4.11m max x 4.62m)



Dual aspect windows. Two radiators. Inglenook style fireplace incorporating cast iron wood-burning stove. Exposed beams. Two wall lights. Two radiators. Saltbox style cupboard. Fitted book shelving. Door to stairs to first floor. Door to lounge.

## (Dining Room Photo Two)



## Lounge 15'1" x 12'2" (4.60m x 3.71m)



Exposed ceiling beams. Dual aspect windows. Brick constructed open fireplace. Radiator. Four wall lights.

## (Lounge Photo Two)





## Landing

Window to rear aspect. Radiator. Built-in wardrobe. Access to loft space. Exposed timbers. Doors to rooms.

## Bedroom One 15'10" x 11'11" (4.83m x 3.63m)



Dual aspect windows. Two radiators. Exposed beams and wall timbers. Two wall lights.

## (Bedroom One Photo Two)



## Bedroom Two 13'11" x 10'8" (4.24m x 3.25m)



Window to front elevation. Exposed timber floorboards. Exposed wall and ceiling timbers. Radiator. Built-in double wardrobe.

## (Bedroom Two Photo Two)





Bedroom Three 11'10" x 8'3" max (3.61m x 2.51m max)



Window to front elevation. Radiator.

Bathroom



Paneled bath with mixer shower attachment. Pedestal wash hand basin and low-level WC. Complementary tiling. Radiator. Airing cupboard housing lagged hot water tank. Window to rear aspect.

(Bathroom Photo Two)



Front



Graveled parking for one/two cars in front of the garage. Lawned front garden with hedge screen surrounding. Concrete path. Picket wooden gate. Side gated pedestrian access to rear garden.



Garage 17'2" x 9'2" (5.23m x 2.79m)



Accessed via double timber doors. Power and light connected.

Rear



Extends over 100' in length. Laid mainly to lawn with stone low retaining wall and steps. Concreted and graveled patio area. Private and enclosed by hedging, conifers and fence borders. Apple trees. Two timber stores. Backing on to a historic munt behind which cannot be developed.

(Rear Photo Two)



(Rear Photo Three)



(Rear Aspect Photo)



Workshop 10'7" x 9'2" (3.23m x 2.79m)



# ADAMS & JONES

Store 9'2" x 5'0" (2.79m x 1.52m)

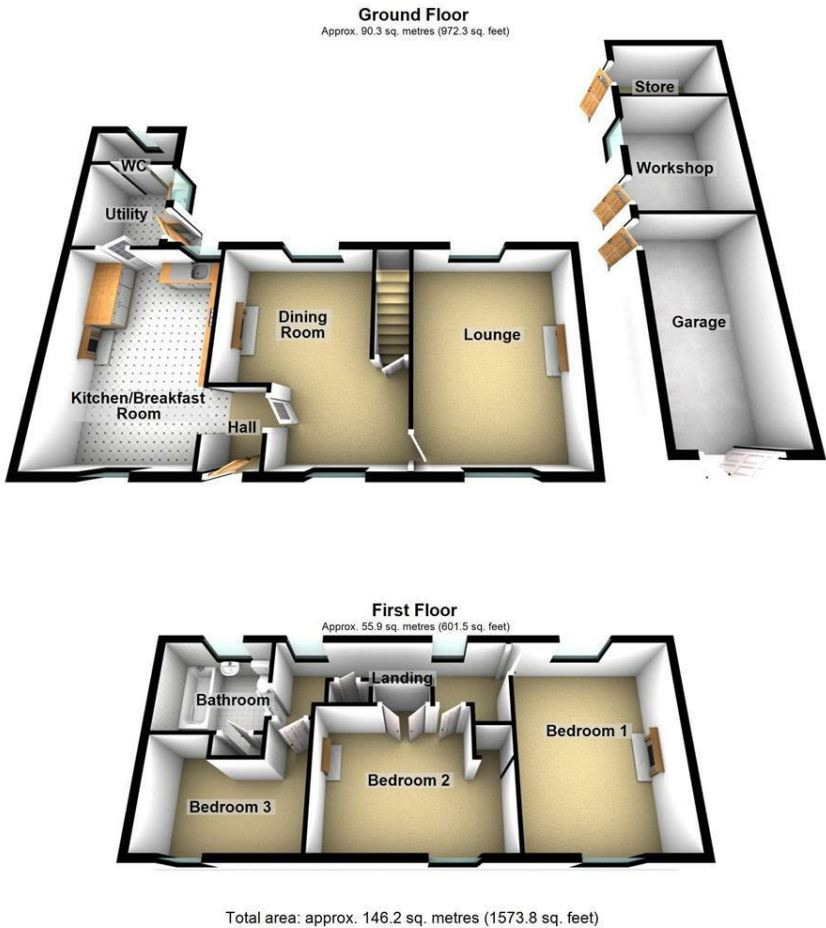
(View to Rear)



*Service without compromise*



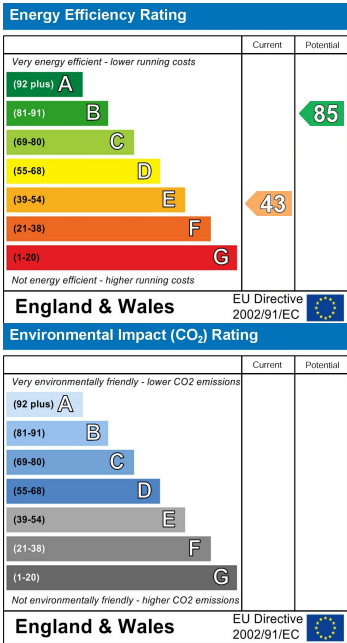
Floor Plan



Area Map



Energy Efficiency Graph



Service without compromise