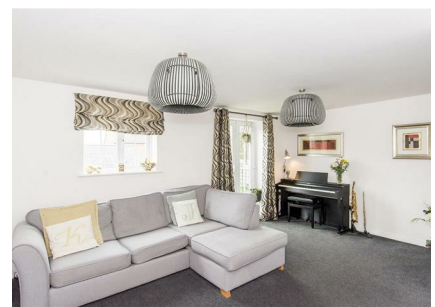


4 Glebeland, Kibworth Harcourt, LE8 0SJ



£340,000

A deceptively spacious three storey four/five bedroom mid town house, located on the edge of the highly sought after village of Kibworth, which offers a great range of local amenities including a primary school, high school, pubs, restaurants and a wide variety of shops and services.

The property is in very good order and stylishly presented and on the ground floor comprises entrance hallway, w/c/utility room, re-fitted kitchen and lounge diner. To the first floor there is a landing, lounge/possible fifth bedroom, bedroom three and family bathroom. To the second floor is a landing, three further bedrooms, and shower room. Outside there is a low maintenance rear garden with a garage and allocated parking to the side.

Service without compromise

Entrance Hallway



Double-glazed front entrance door. Radiator.

Lounge/Diner 16'1" x 15'3" (4.90m x 4.65m)



UPVC double-glazed French doors with sidelights to rear. Under stairs storage cupboard. Two radiators. Double doors through to kitchen.

(Lounge/Diner Photo Two)



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



UPVC double-glazed window to front. Re-fitted wall and floor mounted kitchen units with lighting inset. 'Rangemaster' stove style cooker with gas hob and extractor hood over. Integrated dishwasher. Integrated fridge/freezer. Tiled splash-backs. Kitchen sink with mixer tap and drainer.

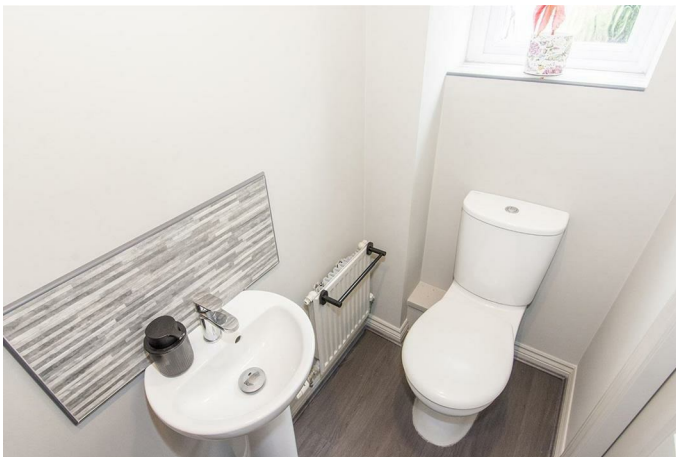
(Kitchen Photo Two)



(Ground Floor W/C / Utility Room Photo Two)



Ground Floor W/C / Utility Room 6'8" x 3'2" (2.03m x 0.97m)



First Floor Landing



Opaque UPVC double-glazed window to front. Space and plumbing for washing machine with work top and wall mounted storage unit over.

Lounge/Additional Fifth Bedroom 16'1" x 13'3" max
(4.90m x 4.04m max)



UPVC double-glazed window to rear. UPVC double-glazed French doors with Juliette balcony to rear. Two radiators.

(Lounge/Additional Fifth Bedroom Photo Two)



Bedroom Three 13'4" x 8'8" (4.06m x 2.64m)



UPVC double-glazed window to front. Radiator.

(Bedroom Three Photo Two)

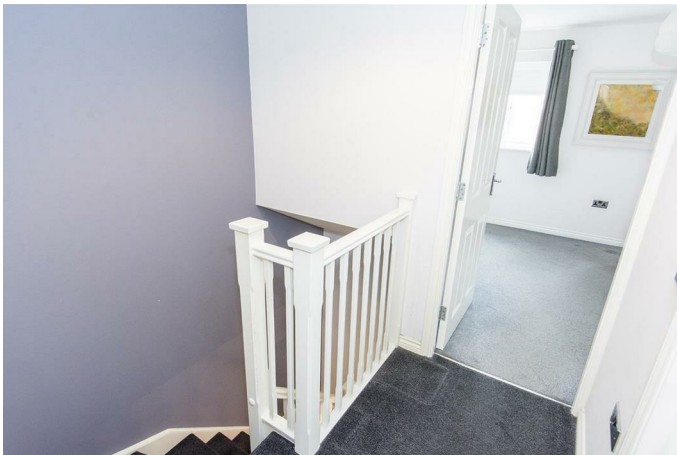


Family Bathroom 7'6" x 7'0" (2.29m x 2.13m)



Opaque UPVC double-glazed window to front. W/C. Wash hand basin. Panelled bath with shower mixer tap. Extractor fan. Radiator.

Second Floor Landing



Bedroom One 14'2" x 10'2" (4.32m x 3.10m)



Two UPVC double-glazed windows to front. Fitted wardrobes. Airing cupboard. Radiator.

(Bedroom One Photo Two)



Bedroom Two 9'9" to wardrobe doors x 8'7" (2.97m to wardrobe doors x 2.62m)



UPVC double-glazed window to rear. Fitted wardrobes. Radiator.

(Bedroom Two Photo Two)



Bedroom Four 10'5" x 7'2" (3.18m x 2.18m)



UPVC double-glazed window to rear. Radiator.

Shower Room 8'4" x 4'5" plus recess (2.54m x 1.35m plus recess)



W/C. Wash hand basin. Shower cubicle. Extractor fan. Shaver point. Radiator.

Rear Garden



Low maintenance design with artificial lawn. Paved patio area. Timber decking. Raised timber edged plant borders. Gated side access leading to the parking and garage.

(Rear Garden Photo Two)



(Rear Garden Photo Three)

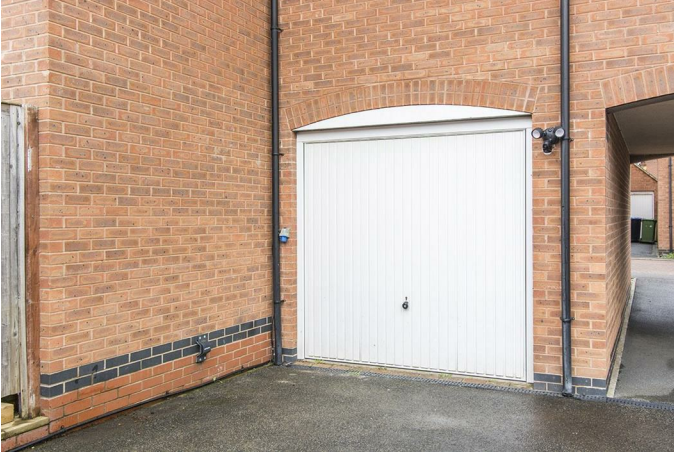


(Rear Aspect Photo)





Parking And Garage

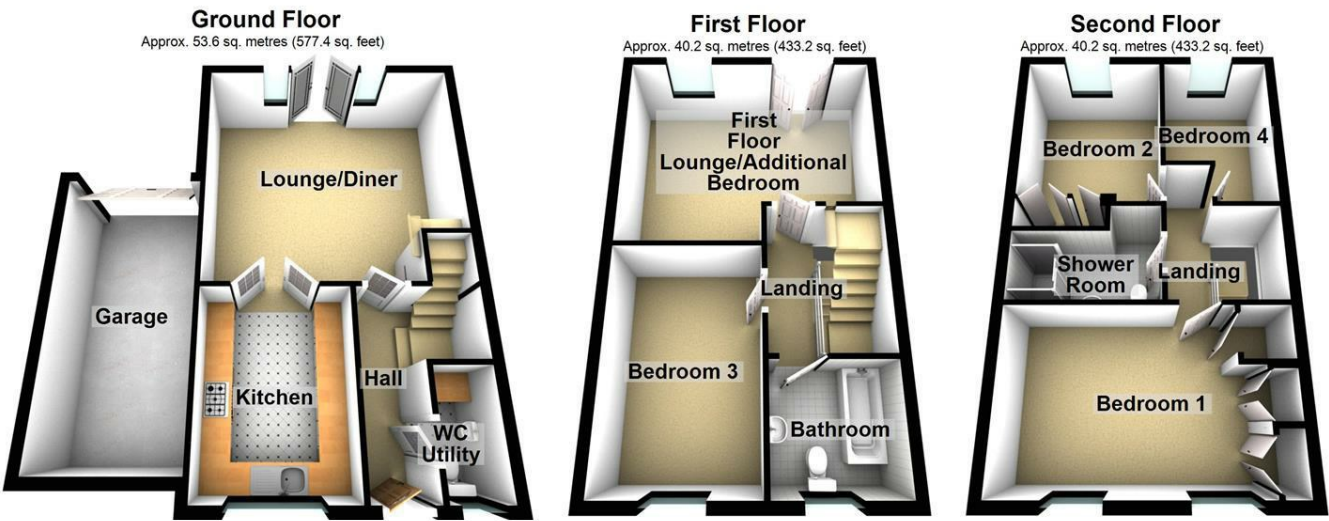


Single garage located to the side of the property and accessed from the rear with one allocated parking space. Please note that the garage only is leasehold (as there is a coach house style apartment over) and is on a 999 year lease that began on the 1st January 2008. This is very normal on a development of this type and simply needs checking and confirming via a solicitor during the conveyance process.

(Parking Space Photo)

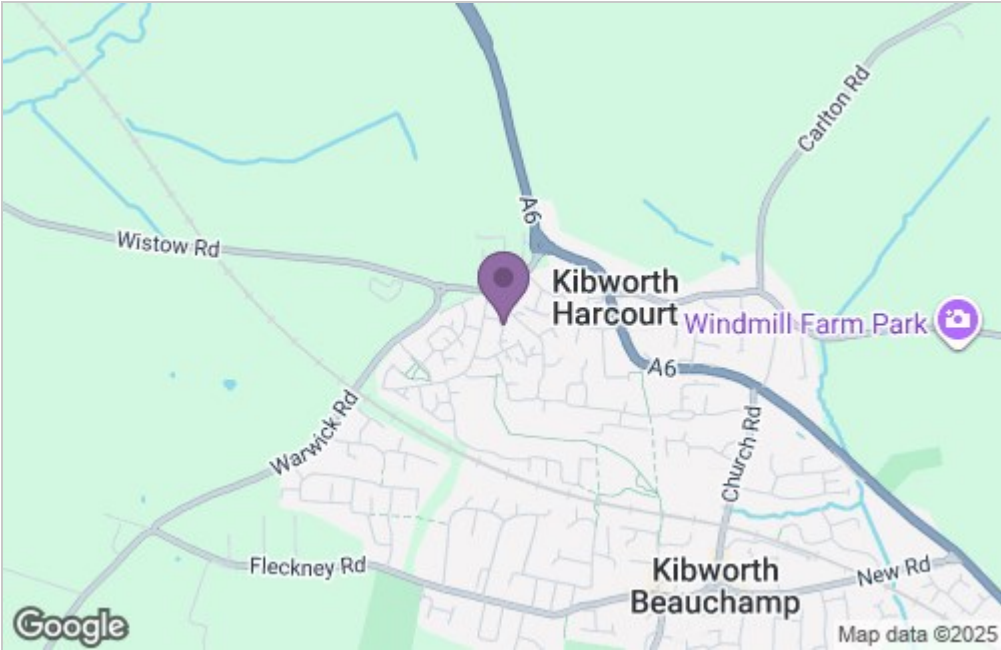


Floor Plan

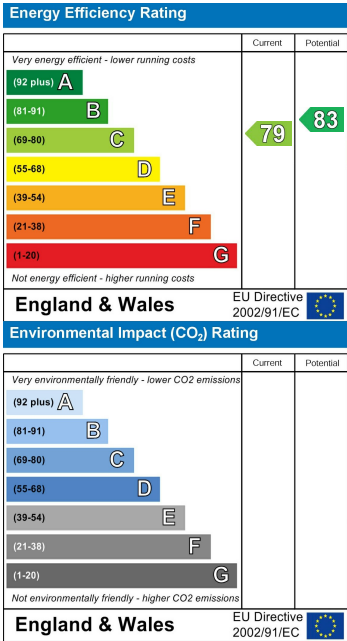


Total area: approx. 134.1 sq. metres (1443.8 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise