

8 Rose Yard, Kibworth Harcourt, LE8 0XU



Offers Over £325,000

Rose Yard is an exclusive development of modern mews style properties located within the former Rose & Crown public house grounds of Kibworth Harcourt. The location is ideal for the commuter providing easy road access to Leicester City and Market Harborough town, whilst the village itself boasts its own range of superb local amenities. The property itself is of a stylish, contemporary design and offers spacious accommodation set over three storeys. There are high specification fixtures and fittings throughout and the property is offered for sale through Adams & Jones with no upward sales chain. Accommodation briefly comprises entrance hall, ground floor WC, open plan living/dining/kitchen, three double bedrooms, master en-suite and main bathroom. To the front of the property there are two parking spaces directly in front of the house and there is a low maintenance garden at the rear.

Entrance Hallway



Composite front entrance door with UPVC double-glazed side light. Luxury vinyl tiled floor.

Ground Floor WC



WC. Wash hand basin. Understairs storage cupboard. Spotlights to ceiling. Data point. Electric consumer unit. Luxury vinyl tiled flooring.

Open Plan Living/Dining/Kitchen



(Open Plan Living/Dining/Kitchen Photo Two)

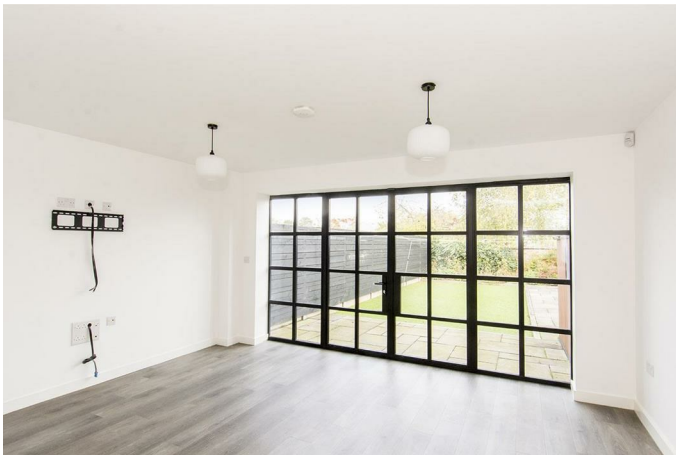


Living/Dining Area 15'2" x 11'6" (4.62m x 3.51m)



Aluminium double-glazed multi-pane French doors and windows to rear aspect. Two television points. Multiple data points. Luxury vinyl tiling.

(Living/Dining Area Photo Two)



Kitchen Area 12'4" x 8'4" (3.76m x 2.54m)



UPVC double-glazed multi-pane window to the front aspect. Fitted range of wall and floor mounted kitchen units with work tops over. Stainless steel one and a half bowl sink with mixer tap and drainer inset. Electric oven. Induction hob with extractor hood over. Integrated fridge and freezer. Integrated dishwasher and washing machine. Luxury vinyl tiled flooring.

Landing



UPVC double-glazed window to front. Designer column radiator. Built in cupboard. Spotlights to ceiling.

Bedroom Two 10'8" x 10'8" plus wardrobe depth
(3.25m x 3.25m plus wardrobe depth)



UPVC double-glazed window to rear. Designer column radiator. Spotlights to ceiling. Television point. Data point. Fitted wardrobes.

(Bedroom Two Photo Two)



Bedroom Three 11'3" x 10'8" (3.43m x 3.25m)



UPVC double-glazed window to front. Television point. Data point. Designer column radiator.

(Bedroom Three Photo Two)

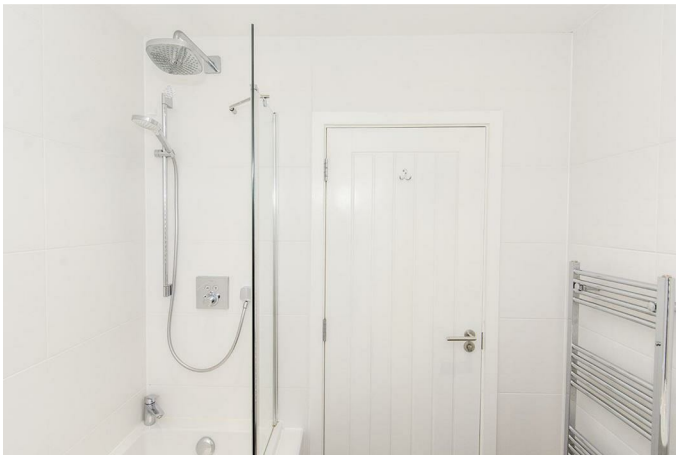


Bathroom 6'7" x 6'6" (2.01m x 1.98m)



UPVC double-glazed window to rear. WC. Wash hand basin over drawer unit. Panelled bath with built in shower and glazed shower screen. Tiled walls. Tiled floor. Extractor fan. Heated towel rail.

(Bathroom Photo Two)



Second Floor Landing

Master Bedroom 15'2" x 14'1" max (4.62m x 4.29m max)



Double-glazed sky lights to front and rear aspects (the rear having pleasant views over Kibworth Harcourt rooftops and countryside beyond). Two design column radiators. Two eves storage cupboards. Spotlights to ceiling. Television point. Data point.

(View From Master Bedroom)



(Master Bedroom Photo Two)



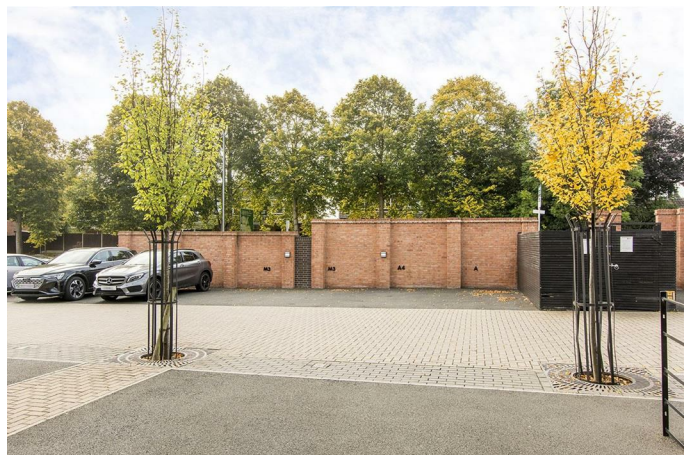
(Master En-Suite Photo Two)



Master En-Suite 8'0" x 4'5" (2.44m x 1.35m)



Front



WC. Wash hand basin over drawer unit. Double width shower cubicle. Tiled walls. Tiled floor. Spotlights to ceiling. Extractor fan. Heated towel rail.

Tarmacked driveway providing off road parking for two cars with metal boundary fencing to both sides. A shared access tunnel through to private gated access into the rear garden.

Rear Garden



Low maintenance design with artificial lawn. Paved patio areas. Timber fencing to both sides. Brick wall to the rear.

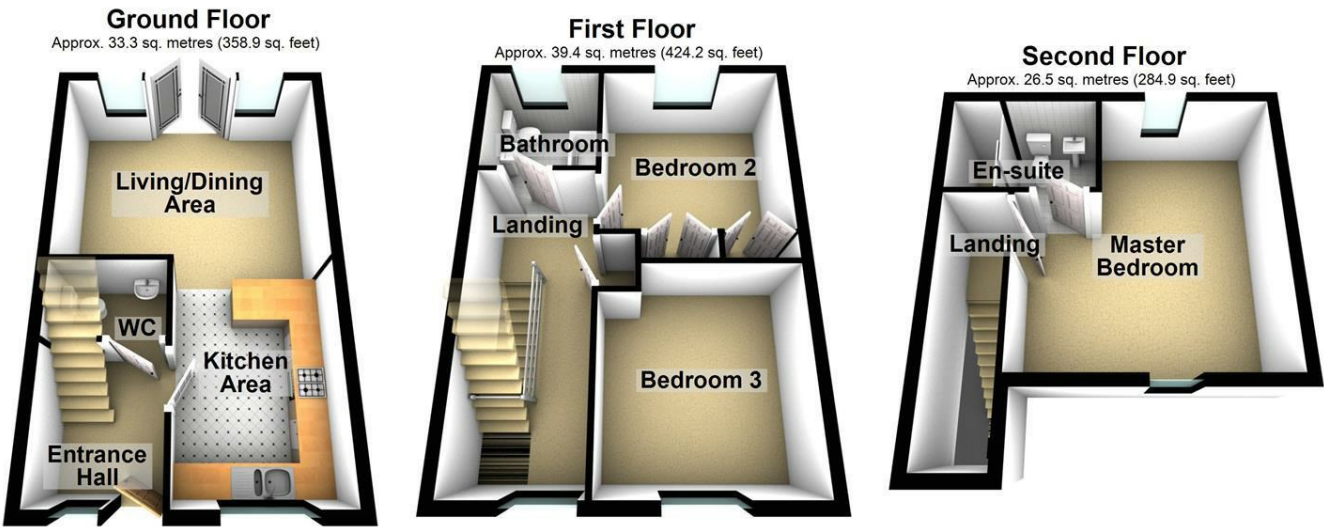
Rear Aspect



(Rose Yard Photo)

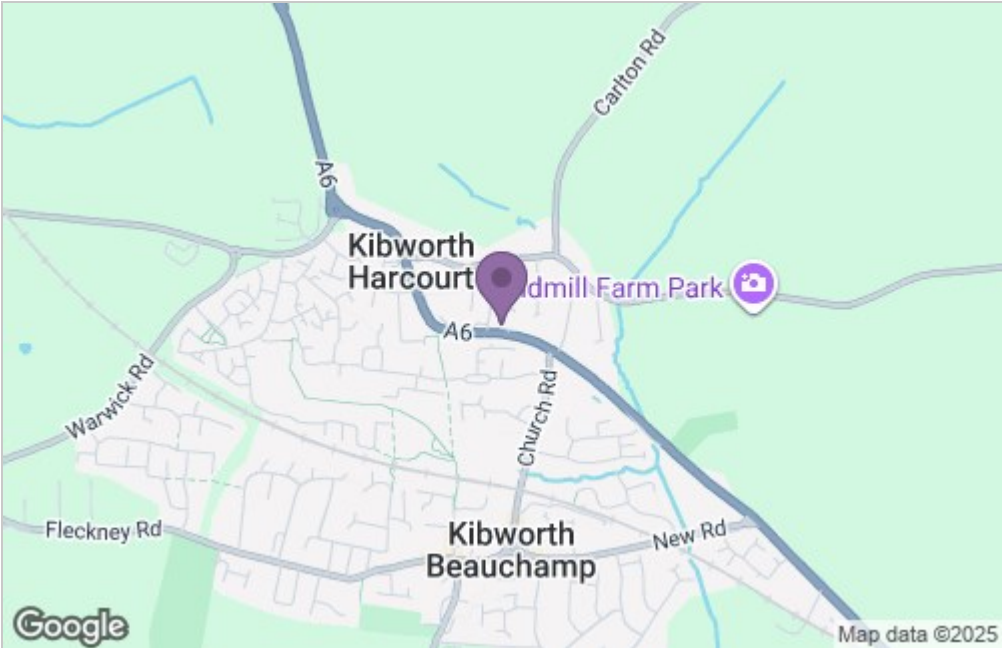


Floor Plan

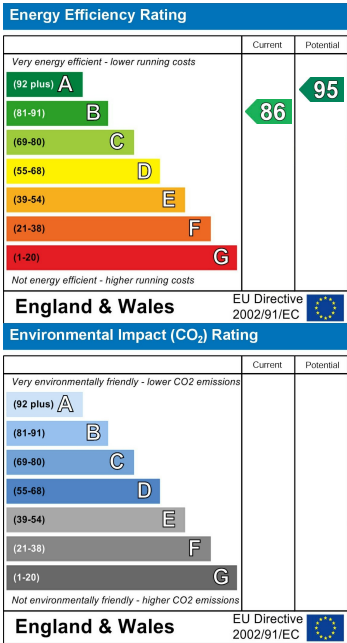


Total area: approx. 99.2 sq. metres (1068.0 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise