

**HENDERSON  
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ESTATE AGENTS



**“The Full Package”**



7 Wren Close  
Kibworth Beauchamp  
LE8 0XQ

£615,000



## "The Full Package!"

Occupying a desirable cul-de-sac position with a scenic outlook, this four bedroom detached executive family home is sure to impress with its well-presented interior, generous proportions and double garage.





## Property Highlights

Built by the reputable builder David Wilson Homes, the property is the sought after 'Winstone' design, still as good as new with its immaculate interior, additional upgrades and a private position boasting a rural outlook.

Conveniently located within walking distance to the local village shops, restaurants, pubs, primary and secondary schools. The property offers easy driving links into Leicester and Market Harborough, both with direct rail links into London St Pancras.

A host of upgrades to include plantation shutters, Quartz worktops, high quality carpeting, Amtico flooring, high specification tiling to bathroom facilities and an electric charging point.

Inviting entrance hall offering an open feel with high quality Amtico flooring, access to the under stairs storage cupboard and stairs rise to the first floor landing.

Naturally light, open plan kitchen/dining/family room overlooking the rear garden offering a fantastic entertaining space with ample space for a dining table and chairs, LED spotlights and continued Amtico flooring. The kitchen comprises a range of high gloss eye and base level units, a quartz worktop with upstand, an inset one and a half bowl sink with draining grooves, an AEG double oven, a four ring gas hob with extractor over, an integrated fridge/freezer and dishwasher.



## Property Highlights

Separate utility room with a side door out to the double driveway, additional unit storage, a Quartz worktop, stainless steel sink, an integrated washing machine and space for a tumble dryer.

Beautifully presented living room situated to the rear elevation overlooking the garden with a delightful east facing aspect flooding the room with natural light. The immaculately presented room benefits high quality carpeting and French doors lead out to the paved patio area.

Formal dining room, currently used as a playroom offering a flexible layout with a connecting door through to the kitchen and the potential to also be an additional snug with a window offering a scenic outlook to the front elevation.

Ground floor study with Amtico flooring, making an ideal home office.

Stairs rise to a generous galleried landing with an airing cupboard and access to a loft hatch.

Four well-presented bedrooms all of which benefit from being double in size with beautiful plantation shutters to the windows and high quality carpets.



## Property Highlights

Impressive bedroom boasting a dual aspect flooding the room with natural light, space for a super king size bed, a fantastic dressing area with built in fitted wardrobes and an en suite bathroom.

Luxury en suite bathroom comprising LED ceiling spot lights, a heat towel rail, attractive tiled flooring, ceramic wall tiles and a Sottini white four piece suite to include a panel enclosed bath, a double width shower cubicle, a pedestal wash hand basin and a low level WC.

The second bedroom offers an ideal guest room, overlooking the rear garden and benefitting from an en suite shower room featuring attractive tiled flooring, a heated towel rail, ceramic wall tiles and a Sottini white three piece suite comprising an oversized shower cubicle, a pedestal wash hand basin and a low level WC.

Modern bathroom boasting stunning tiled flooring, ceramic wall tiles and a Sottini white four piece suite incorporating a tile enclosed shower cubicle, a panel enclosed bath, a pedestal wash hand basin and a low level WC.

Detached double garage with power and light supply and two manual up and over doors.





## Outside

The property boasts a neat and attractive frontage comprising two lawn areas with planted borders and a paved path to the front door.

To the side of the property is a hard standing driveway providing off road parking for four cars and a further two in the garage.

The fantastic rear garden boasts a generous well-maintained lawn, a paved patio directly adjoining the property, space being the garage for additional storage and a timber gate leads to the garage and driveway.

# Measurements

## Living Room

16' 10" x 12' 0" (5.13m x 3.65m)

## Kitchen/Dining/Family Room

21' 4" x 13' 0" (6.50m x 3.96m) max

## Utility

7' 4" x 5' 2" (2.23m x 1.57m)

## Playroom/Dining Room

11' 3" x 9' 2" (3.43m x 2.79m) max

## Study

12' 0" x 7' 1" (3.65m x 2.16m) max

## Main Bedroom

16' 5" x 12' 0" (5.00m x 3.65m) max

## En Suite

8' 6" x 7' 1" (2.59m x 2.16m) max

## Dressing Area

10' 5" x 4' 4" (3.17m x 1.32m)

## Bedroom Two

12' 1" x 10' 6" (3.68m x 3.20m) max

## En Suite Two

8' 9" x 3' 10" (2.66m x 1.17m) max

## Bedroom Three

11' 9" x 10' 8" (3.58m x 3.25m) max

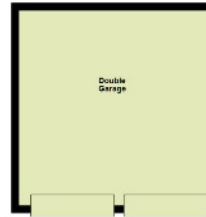
## Bedroom Four

11' 0" x 9' 7" (3.35m x 2.92m)

## Bathroom

7' 2" x 6' 10" (2.18m x 2.08m) max

Ground Floor



First Floor



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