



**“Orchard End”**





Orchard End  
13 Main Street  
Kibworth Harcourt  
LE8 0NR  
**£650,000**





## “Orchard End”

Neatly tucked away from the road, ‘Orchard End’ is a fantastic four detached bungalow boasting generous proportions throughout, a south facing garden and a detached double garage!







## Property Highlights

Offered for sale with no upward chain!

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.

Welcoming entrance hall of a generous size boasting a decorative panelled feature wall, glass panelled timber doors into the kitchen and the living room.

Steps lead down to a hallway with two light tunnels injecting natural light, an airing cupboard, a guest WC and access to the bedrooms and bathroom.

Beautifully appointed living room offering a dual aspect flooding the room with an abundance of natural light. The room benefits from a bay window to the front elevation, bi-folding doors out to the south facing garden, a charming gas fireplace and double timber panelled doors into the dining room.





## Property Highlights

Formal dining room featuring a bay window overlooking the garden and space for a large dining table and chairs. The room also offers the flexibility to be used as a playroom, music room or study, perfect for those working from home.

Well-presented kitchen/dining room boasting tiled flooring, a dual aspect, space for a dining table and chairs and a separate utility room.

The kitchen comprises a host of shaker style eye and base level units, a granite work surface, ceramic wall tiles, and a Belfast style one and a half bowl sink with a mixer tap and draining board. Appliances include a 'Neff' double oven and electric four ring hob and space for a dishwasher and a large fridge freezer.

The utility room features continued tiled flooring, ceramic wall tiles, an array of shaker style units with two tall larder cupboards, a roll top work-surface, an oversized Belfast style sink with mixer tap and draining board, a Neff integrated wine cooler, space for a washing machine and a door to the side elevation.

Guest WC comprising timber effect flooring, a Roca pedestal wash hand basin and a low-level WC.





## Property Highlights

Four well-presented bedrooms, three benefiting from being double in size with built in fitted wardrobes.

The main bedroom boasts space for a super king size bed, fitted wardrobes, a bay window and an en-suite shower room.

Luxury en-suite shower room comprising attractive floor and wall tiles, LED ceiling spotlights, a heated towel rail, and a three piece suite incorporating an oversized shower cubicle, a Roca wash hand basin within a vanity unit and a low level WC.

Family bathroom with timber effect flooring, ceramic wall tiles, a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and low-level WC.

Detached double garage providing excellent storage with a manual up and over door, power and light supply, a window, and a rear door.







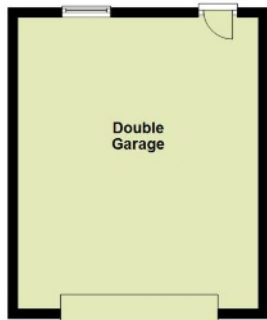
## Outside

Nestled down a shared driveway the property occupies a generous end plot position with a gravelled driveway providing parking for three cars and a detached double garage. The front of the property boasts a lawn section, well stocked planted borders, a block paved pathway leads to the front door and an additional lawn sits behind the double garage.

The well-established rear garden has been beautifully designed and boasts a fantastic south facing aspect. The garden features a patio area, perfect for outdoor entertaining, which wraps around the side of the property with steps leading down to the front elevation. A charming low level red brick wall sits in the middle of the garden with steps up to a generous lawn area enclosed by a host of well stocked planted borders and mature hedgerow.



Ground Floor



## Measurements

### Living Room

7.39m x 3.96m (24'3" x 13'0")

### Dining Room

4.83m x 3.23m (15'10" x 10'7")

### Kitchen/ Breakfast Room

4.44m x 3.86m (14'7" x 12'8")

### Utility Room

2.69m x 2.62m (8'10" x 8'7")

### WC

1.52m x 1.42m (5'0" x 4'8")

### Main Bedroom

3.94m x 3.73m (12'11" x 12'3")

### En Suite

2.49m x 2.51m (8'2" x 8'3")

### Bedroom Two

4.24m x 3.45m (13'11" x 11'4")

### Bedroom Three

3.43m x 2.51m (11'3" x 8'3")max

### Bedroom Four

2.54m x 2.49m (8'4" x 8'2")

### Bathroom

2.49m x 2.46m (8'2" x 8'1")



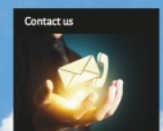
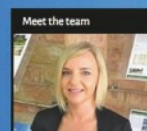
**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

63 High Street, Market Harborough,  
Leicestershire, LE16 7AF

Sales (01858) 410400

email: [marketharboroughsales@hendersonconnellan.co.uk](mailto:marketharboroughsales@hendersonconnellan.co.uk)

## CONNECT with Henderson Connellan - SMART



Property Search

Sales  Rentals  Bedrooms

Price