



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# 73 Fleckney Road, Kibworth Beauchamp

£220,000

3 1 1



### “Proportions and Potential Combine...”

...to form this charming three bedroom period property boasting generous proportions, an extensive rear garden and fantastic potential for further modernisation!

Highly sought after residential location situated in the heart of Kibworth within walking distance of the village shops, the primary and secondary school and other local amenities. The property is also conveniently located within close driving distance of the A6 and Market Harborough with access to the train station offering excellent commuter links.

Offered for sale with no chain!

Entrance is gained through the cottage style front door into the open plan living/dining room with a feature bay window to the front elevation and a window overlooking the rear garden. The well-proportioned space offers excellent potential, with ample space for both living and dining, with a fireplace and stairs that rise to the first floor.

Fitted Kitchen featuring tiled flooring, a window to the side elevation, and an array of eye and base level units with a roll top worksurface. There is also a stainless-steel sink with draining board, space for a fridge/freezer, washing machine and tumbler dryer.

Inner hall providing side access out to the garden and access to the ground floor shower room.

Ground floor shower room with floor to ceiling tiling and a three-piece suite to include a double width shower, a low level WC and a pedestal wash hand basin.

Three good sized bedrooms, bedrooms one and two being double in size and the third bedroom leading off from the second with exposed timber floorboards and access to the airing cupboard.

Situated in the desirable village of Kibworth, the property is conveniently located within close proximity of the local amenities and schools. Neatly enclosed by a low level brick wall, the property features a paved forecourt and a paved path leads to the front door.

The rear garden is larger than expected being predominantly paved with amazing potential to be landscaped. Henderson Connellan are currently waiting on the title deeds to confirm the definitive boundary lines.

**Living/Dining Room** - 8m x 3.66m (26'3" x 12'0")

**Kitchen** - 3.43m x 2.06m (11'3" x 6'9")

**Shower Room** - 2.03m x 1.88m (6'8" x 6'2")

**Main Bedroom** - 3.66m x 3.63m (12'0" x 11'11")

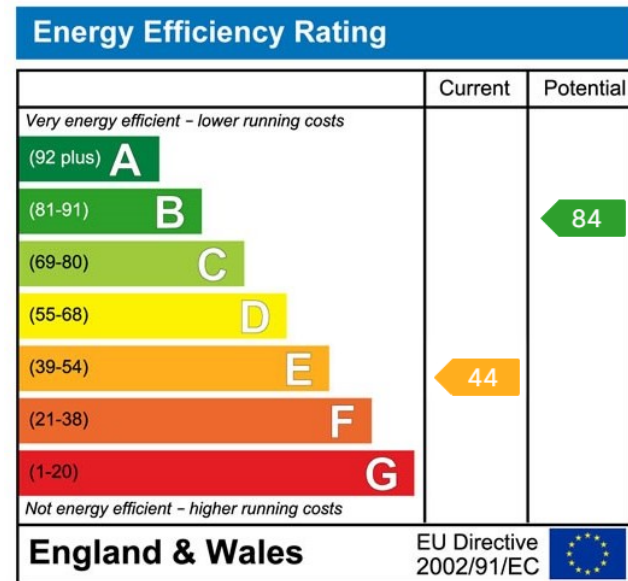
**Bedroom Two** - 4.24m x 3.63m (13'11" x 11'11")

**Bedroom Three** - 3.48m x 2.06m (11'5" x 6'9") max





- Fantastic Potential For Modernisation
- Three Bedrooms
- Generous Rear Garden
- No Chain



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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

