



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Brookfield Way, Kibworth Beauchamp

2 2 3



## Plot & Proportions Combine....

To form this fantastic two/three bedroom detached property boasting a desirable position, generous proportions, and the potential for further modernisation!

Highly sought after residential location situated in Kibworth within walking distance of the local shops, pub and primary and secondary schools. Located on the periphery of Kibworth also boasts convenient access to the A6.

Welcoming entrance hall featuring timber effect flooring, ample fitted storage, a downstairs shower room and stairs rising to the front door.

Beautifully appointed living/dining room boasting two generous windows to the front elevation, one of which benefits from being full height, flooding the room with an abundance of natural light and an exposed brick fireplace.

The Kitchen comprising a host of eye and base level units, a roll top work-surface, a stainless-steel sink with a mixer taps and draining board, ceramic wall tiles, a single oven and grill above, a four-ring gas hob and space for two under-counter appliances and a fridge freezer. There is also an under stairs storage cupboard/pantry and a door to the conservatory.

Naturally light conservatory offering a delightful outlook and access to the garden, featuring new carpeting, light and electricity sockets.

Dining room/bedroom three boasting space for a dining table and chairs, fitted shelving and an opening through to the kitchen. The fantastic space offers a flexible layout with the potential to be closed off from the kitchen to create an additional third bedroom.

Ground floor shower room comprising timber effect flooring, a glazed window, and a white three-piece suite to include a tile enclosed shower cubicle, a wash hand basin built within a vanity unit and a low-level WC.

Stairs rise to a first floor landing with an airing cupboard and a loft hatch to a full boarded attic with a drop down ladder, light and power supply.

The main bedroom is positioned to the front elevation with a west facing aspect and features a host of fitted wardrobes, eaves storage and ample space for a king size bed.

The second bedroom is also double in size and features a dual aspect, newly fitted carpets, and eaves storage.

Family bathroom comprising ceramic wall tiles and a white three-piece suite incorporating a panel enclosed bath, a pedestal wash hand basin, and a low-level WC.

Single garage with a manual up and over door, power, light supply and a side door to the rear garden.

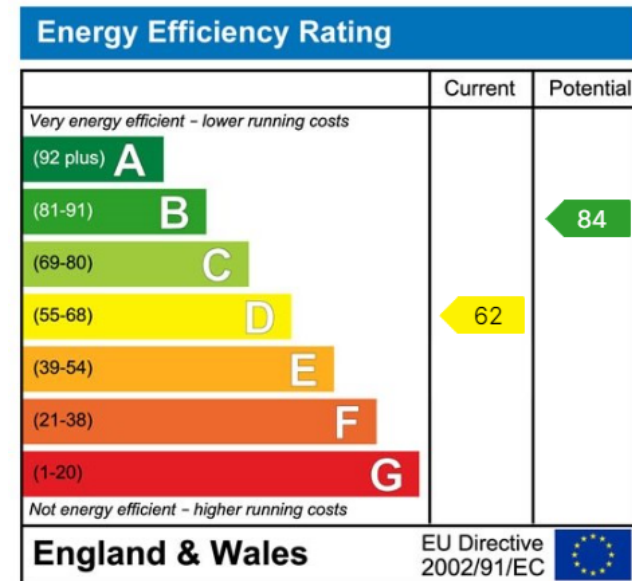
Set back from the road the property boasts a generous frontage featuring a well-kept lawn, planted borders, a sweeping hardstanding driveway providing off road parking for four cars and a single garage.

The rear garden has been beautifully maintained and features a paved patio area, a lawn and a host of well stocked planted borders, a timber shed and a side door into the garage.





- Living/ Dining Room - 6.73m x 3.43m (22'1" x 11'3")
- Kitchen - 3.61m x 2.79m (11'10" x 9'2")
- Dining Room/ Bedroom Three - 3.91m x 2.67m (12'10" x 8'9")
- Conservatory - 3.89m x 2.36m (12'9" x 7'9")
- Shower Room - 2.69m x 1.55m (8'10" x 5'1")
- Main Bedroom - 4.19m x 3.43m (13'9" x 11'3")
- Bedroom Two - 3.48m x 2.69m (11'5" x 8'10")
- Bathroom - 2.51m x 1.91m (8'3" x 6'3")
- Garage - 5.89m x 2.51m (19'4" x 8'3")



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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.

