



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Palmerston Close, Kibworth Beauchamp, Leicester, LE8 0JJ

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"A Location & Interior To Impress"

Entrance through the front door leading into the inviting entrance hall with engineered oak flooring, open through to both the kitchen and dining room creating a fantastic entertaining space. A useful under stair cupboard provides additional storage and stairs flow up to the first-floor landing.

Modern and stylish kitchen comprising eye and base level fitted units, granite work surfaces, an inset stainless steel one and a half bowl sink, an electric double oven, a four-ring electric hob, an integrated fridge/freezer, an integrated dishwasher and space for a washing machine.

Guest WC with continued engineered flooring from the entrance hall and a white two-piece suite.

Spacious living room with French doors opening out the rear garden.

First floor landing with access to the part-boarded attic via a hatch.

Main bedroom boasting a wall of fitted wardrobes and a fantastic en suite shower room. The en suite comprises polished tiled flooring and walls, a chrome heated towel rail and a white three-piece suite to include a low level WC, a vanity enclosed wash hand basin and a walk-in shower with a fitted shower enclosure over.

Two further bedrooms, both of which benefit from being double in size with windows overlooking the rear garden.

Family bathroom comprising polished tiled flooring and walls, a low-level WC, a vanity enclosed wash hand basin and a freestanding bath with a handheld shower wand.

Impressive garden studio, fully insulated, lined and with power and heating creating a fantastic space. Currently used as a Pilates studio, the space offers the potential to utilised as a home office, gym or summerhouse.

The property features a neat and attractive frontage comprising a law area and a hard standing driveway providing off road parking for two cars. The rear garden features a paved patio leading from the rear doors offering the perfect space to sit out and entertain with friends. Two lawn areas sit either side of a bark chipped path leading to the impressive garden studio.

Living Room - 5.13m x 3.23m (16'10" x 10'7")

Kitchen - 4.01m x 1.7m (13'2" x 5'7")

Dining Room - 4.19m x 2.24m (13'9" x 7'4")

Store - 2.24m x 0.74m (7'4" x 2'5")

WC - 1.7m x 0.94m (5'7" x 3'1")

Garden Room/Gym - 5m x 2.49m (16'5" x 8'2")

Main Bedroom - 3.23m x 3.2m (10'7" x 10'6")

Ensuite - 1.73m x 1.63m (5'8" x 5'4")

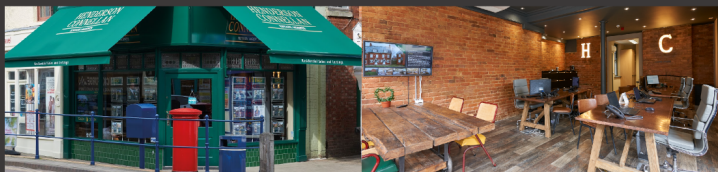
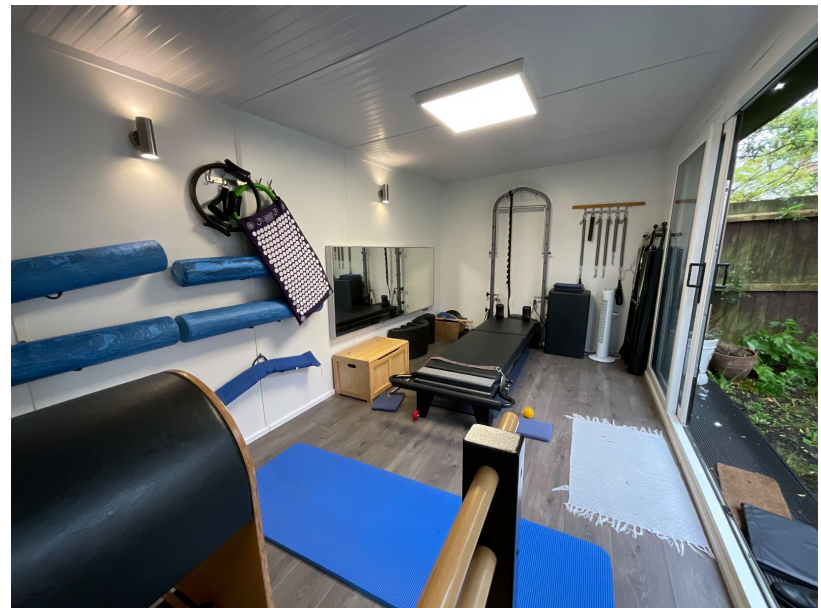
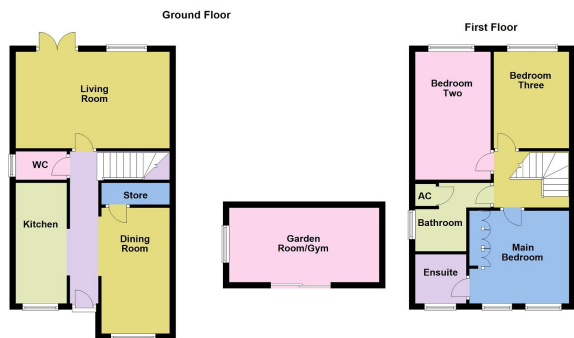
Bedroom Two - 4.19m x 2.49m (13'9" x 8'2")

Bedroom Three - 3.28m x 2.51m (10'9" x 8'3")

Bathroom - 1.75m x 2.39m (5'9" x 7'10")



- Popular Residential Location
- Garden Room / Gym
- Generous Proportions
- Well Presented Interior



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

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.

