



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Cedar Close, Kibworth Beauchamp

4 2 2



“Family Fortunes!”

Situated in a popular and established residential location, this impressive, detached residence is within walking distance to the village centre and boasts generous proportions throughout, four bedrooms, a double garage, a workshop, and stunning views to the rear making this a fantastic choice for families.

Conveniently located within walking distance to the local village shops, pubs, church, supermarket, schools and with easy driving links to the A6 leading into Leicester and Market Harborough.

Entrance through the composite front door leading into the inviting and spacious entrance hall with access to the guest WC and stairs flowing up to the first-floor galleried landing.

Spacious living room featuring a gas fireplace, double doors into the dining room and sliding doors into the conservatory.

Light and airy conservatory with views out over the garden and French doors opening out.

Formal dining room with a window to the rear injecting natural light and ample space for a large dining table and chairs.

Traditional kitchen comprising ceramic tiled flooring, eye and base level units, granite work surfaces, a stainless steel one and a half bowl sink, an integrated Siemens double oven, a four ring Siemens electric hob, an integrated dishwasher, an integrated fridge, a door out to the side of the property, and a door through to the utility room.

Separate utility room with continued ceramic tiled flooring, space for a washing machine, tumble dryer and freestanding freezer, and a useful storage cupboard behind sliding doors.

Guest WC with a two-piece suite.

Galleried first floor landing with triple windows to the front elevation flooding the space with natural light.

Impressive main bedroom with stunning views out to the rear and the rolling countryside beyond. Fitted wardrobes provide additional storage and a fantastic en suite shower room comprises ceramic tiled flooring and walls, a low-level WC, a bidet, a wash hand basin, and a double-width shower enclosure with a fitted shower over.

Three further bedrooms, with bedrooms two and three benefitting from being double in size and providing stunning views out to the rear.

Modern shower room with attractive vinyl tiled flooring, a low-level WC, a vanity enclosed wash hand basin, and a walk-in double width shower with a fitted shower over.

Detached double garage with an electric up and over door, and benefitting from power and light.

Detached brick-built workshop with a host of windows, two external doors, power, light, a loft space and offering the potential to be utilised as a home office if required.

The property boasts a neat and attractive frontage with a wealth of mature plantings, a lawn area and a hard standing driveway leading to the double garage providing off road parking for three to four cars, with further parking in the garage if required. A blocked paved path flows up to the front door and a wrought iron gate opens through to lead round to the rear garden. The stunning south/southwest facing rear garden is a real sun trap and features a stone patio leading from the rear doors offering the ideal space to sit and entertain with friends and family. A beautiful pond offers a tranquil feel and a multitude of mature plantings and trees provide a cottage-garden feel. The brick workshop sits next to a cobbled path and the patio flows around to the side and front of the property with access to the double garage.





- Living Room - 3.33m x 3.56m (10'11" x 11'8")
- Dining Room - 3.91m x 3.48m (12'10" x 11'5") max
- Kitchen - 3.89m x 3m (12'9" x 9'10")
- Utility - 2.29m x 1.47m (7'6" x 4'10")
- Conservatory - 4.01m x 3.4m (13'2" x 11'2") max
- Workshop - 3.94m x 3.94m (12'11" x 12'11")
- Main Bedroom - 4.01m x 3.15m (13'2" x 10'4") max
- En Suite - 2.77m x 1.47m (9'1" x 4'10")
- Bedroom Two - 4.85m x 3.63m (15'11" x 11'11") max
- Bedroom Three - 3.1m x 2.87m (10'2" x 9'5") max
- Bedroom Four - 2.74m x 2.39m (9'0" x 7'10") max
- Bathroom - 2.26m x 2.08m (7'5" x 6'10") max



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.

