



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Finch Road, Kibworth Harcourt

4 2 1



“Location & Design Combine...”

...to form this impressive three-storey detached residence, situated in a popular and established residential location within walking distance to Kibworth’s amenities and boasting generous proportions throughout, four bedrooms, two en suites, a detached garage and a well-proportioned garden!

Conveniently located within walking distance to local schools, parks, shops, pubs and the Co Op. Market Harborough and Leicester are also within driving distance via the A6, both with excellent commuter rail links.

Entrance through the timber front door leading into the inviting entrance hall with a fitted floor mat, stairs flow up to the first-floor landing with access to the guest WC.

Impressive living room of a good size and boasting a bay window to the front elevation, with plantation-style shutters.

Spacious kitchen/dining room comprising ceramic tiled flooring, a host of eye and base level fitted units, roll top work surfaces, a stainless steel one and a half bowl sink with a drainage board, an electric Bosch double oven, a five ring Bosch gas hob with chimney style extractor over, space for a washing machine, dishwasher and fridge/freezer, French doors out to the patio and French doors through to the conservatory.

Light and airy conservatory featuring decorative tiled flooring with electric underfloor heating, windows overlooking the rear garden and French doors opening out on to the patio.

First floor landing with access to the airing cupboard and stairs flowing up to the second-floor landing.

Spacious second bedroom situated on the first floor with a window to the front elevation injecting natural light with plantation-style shutters, fitted wardrobes and an en suite shower room. The en suite comprises ceramic tiled flooring and walls, a heated towel rail, a low-level WC, a pedestal wash hand basin and a shower enclosure with a fitted shower over.

Two further bedrooms are located on the first floor, the third bedroom a spacious double and the fourth is currently utilised as a study.

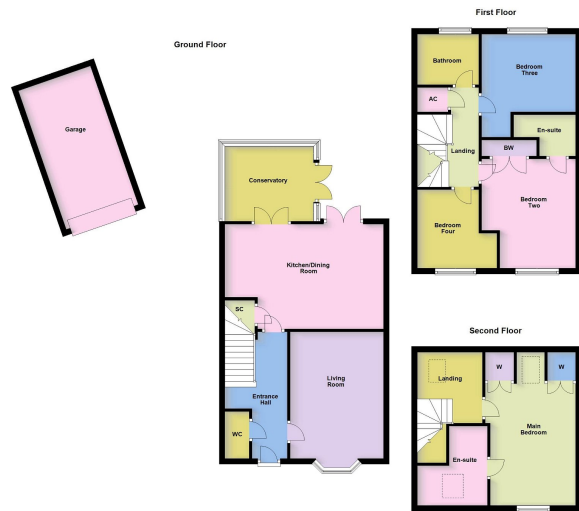
Family bathroom comprising ceramic tiled flooring and walls, a heated towel rail and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.

The showpiece of the property is the main bedroom occupying the entire top floor with dual aspect flooding the room with natural light, two fitted wardrobes and an en suite shower room. The en suite comprises ceramic tiled flooring and walls, a low-level WC, a pedestal wash hand basin and a double-width shower with a fitted shower over.

Detached single garage with a manual up and over door and benefitting from power and light.

The property offers a neat and attractive frontage with a hard standing driveway to the side elevation providing off road parking for one car and a path to the front door with a gravelled forecourt. The rear garden offers a private feel and features a stone patio leading from the rear conservatory doors and flowing around to another patio offering the ideal space to sit out and enjoy the best of the days sun. A personnel door provides access into the garage and the remaining garden is laid to lawn with a planted border to the rear with external lighting.





- Living Room - 4.5m x 3.33m (14'9" x 10'11")
- Kitchen/ Dining Room - 5.64m x 3.73m (18'6" x 12'3")max
- Conservatory - 3.15m x 2.67m (10'4" x 8'9")
- Main Bedroom - 5.94m x 3.35m (19'6" x 11'0")max
- En Suite - 2.84m x 2.46m (9'4" x 8'1")max
- Bedroom Two - 3.84m x 3.3m (12'7" x 10'10")max
- En Suite Two - 2.21m x 1.47m (7'3" x 4'10")max
- Bedroom Three - 3.73m x 3.35m (12'3" x 11'0")max
- Bedroom Four - 2.84m x 2.79m (9'4" x 9'2")max
- Bathroom - 2.18m x 1.8m (7'2" x 5'11")
- Garage - 5.44m x 2.72m (17'10" x 8'11")
- WC - 1.78m x 0.86m (5'10" x 2'10")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	80	
(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	



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.

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