



**“Executive Family Living with
Extensive Proportions”**



Barnards Way
Kibworth Harcourt
Leicestershire
LE8 0RS



Executive Family Living with Extensive Proportions!

Boasting generous proportions across three floors, this executive five bedroom detached family home built by the reputable builder David Wilson Homes in 2011, has been finished to a high standard, whilst offering extensive accommodation with limestone and cast iron fireplaces adding a wealth of character, a detached double garage and a flexible layout!





Property Highlights

This impressive five bedroom detached home offers the popular 'Woodleigh' design providing generous accommodation of approximately 2491 sqft and a host of high quality fixtures and fittings to include ceiling speakers, air conditioning units, a landscaped rear garden and immaculate decor throughout.

Popular residential location situated on Kibworth Meadows, sought after for families and professionals within walking distance of Kibworth's amenities to include a primary and secondary school, the village centre with a host of shops, boutiques, library, restaurants, pub and two picturesque churches. Kibworth also has a local cricket club, snooker team and a number of other clubs for golf, bowls, football and dance schools. The property also benefits from convenient access to the A6, Leicester Grammar School and Market Harborough with excellent bus services running regularly into both Market Harborough and Leicester City Centre.

Entrance is gained through the composite front door with two side light windows into the inviting entrance hall, offering a truly impressive entrance with its space, spotlights, multi-room audio with control pad and attractive laminate flooring. There is access to the useful under stairs storage cupboard with Fibre broadband point and the main unit for the multi-room audio, the guest WC and stairs rise to the first floor.

Beautifully appointed living room offering a wealth of charm with a dado rail, decorative coving, generous window, multi room audio with control pad, surround sound speakers wired in and a limestone and cast iron fire place with electric fire.



Property Highlights

Stunning, open plan kitchen/dining room with porcelain tiled flooring, LED spotlights, multi-room audio with control panel, ample space for a sofa and French doors leading out to the garden with a delightful west facing aspect.

The kitchen comprises a range of shaker style eye and base level units with under counter lighting, a square edge worktop with upstand and a one and a half bowl black stone sink with waste disposal, Britta tap water filter and whole house water softener. There is an integrated double oven, a five ring gas hob with extractor hood over, fridge/freezer and dishwasher. The kitchen also enjoys a wealth of storage and a breakfast bar perfect for entertaining with central hanging pendants.

Separate utility room with continued porcelain tiled flooring, additional units, integrated microwave, space for a washing machine and tumbler dryer, a modern boiler installed April 2024 and side access to the driveway.

Formal dining room offering a flexible layout with LED spotlights, an air conditioning unit, double doors into the living room and French doors lead out to the garden.

Ground floor study providing an excellent home office with the potential to also be a play room, music room or snug.

Stairs rise to the first floor landing of a generous size offering a grand feel currently with space for a piano and chair, multi-room audio, access to the airing cupboard and a further staircase rises to the second floor.



Property Highlights

Five double bedrooms, all boasting generous proportions, three of which are located on the first floor and a further two generous bedrooms situated on the second floor, offering a flexible layout, ideal for families or multi-generational living. Four out of the five bedrooms benefit from air conditioning units and three of the five bedrooms also enjoy an array of fitted wardrobes.

The main, fourth and fifth bedroom are located on the first floor with the fourth and fifth bedroom currently benefiting from an opening providing open plan layout with a 7 door wardrobe, an air conditioning unit, multi-room audio with control panel and a dual aspect, however this flexible floorplan is easily partitioned back to separate the rooms if required.

Impressive main bedroom spanning the depth of the property with a false chimney breast with a cast iron fireplace with electric fire, multi-room audio with control panel, spotlights, a dressing area comprising a host of wardrobes and an en suite shower room. The generously sized en suite features floor to ceiling tiling, a chrome heated towel rail, a four piece suite to include a double width shower with rain-fall shower, a tiled enclosed bath with central taps, a pedestal wash hand basin and a low level WC.

Family bathroom situated to the rear elevation, with floor to ceiling tiling, a multi-room audio with control panel and incorporating a four piece suite to include an oversized shower, a panel enclosed bath, a low level WC and a pedestal wash hand basin.

Stairs rise to the second floor landing with ample space for a desk area, a Velux window, access to the shower room and the second and third bedroom. Both rooms offer attractive vaulted ceilings, a dual aspect, velux windows and air conditioning units. Bedroom features loft access to a boarded loft and access to alcove storage space.

Second floor shower room featuring floor to ceiling tiling, a chrome heated towel rail, a light up mirror and a three piece suite to include a shower, a low level WC and a pedestal wash hand basin.





Outside

Detached double garage with power, light, two up and over electric doors and a pitched roof, ideal for storage.

The attractive double fronted property offers a symmetrical aspect to the front elevation with a central brick built porch, offering great kerb appeal. The neat frontage features two lawn borders retained by a low level box hedgerow and a central lit stone pathway leads to the front door. To the side elevation is a hard standing driveway providing off road parking for four-six cars, side access into the garden and into the garage.

The west facing rear garden is larger than you would expect and has been professionally landscaped with low maintenance and entertaining in mind. There is a central main lawn edged with a blue brick border and this is surrounded by a generous paved patio providing multiple seating areas with two awnings. To the rear of the garden is a well stocked planted border and a further paved section is neatly tucked away behind the garage for a shed base or further seating.



Measurements

Living Room

5.05m x 4.22m (16'7" x 13'10")

Dining Room

4.24m x 2.97m (13'11" x 9'9")

Living / Dining/ Kitchen

6.35m x 3.68m (20'10" x 12'1")

Utility Room

1.91m x 1.63m (6'3" x 5'4")

Study

3.61m x 2.59m (11'10" x 8'6")

WC

1.57m x 0.99m (5'2" x 3'3")

Main Bedroom

5.08m x 4.24m (16'8" x 13'11")mx

Dressing Room

2.97m x 1.37m (9'9" x 4'6")

En Suite

2.95m x 2.31m (9'8" x 7'7")

Bedroom Four

4.37m x 3.61m (14'4" x 11'10")

Bedroom Five

3.68m x 3.02m (12'1" x 9'11")

Bathroom

2.64m x 2.44m (8'8" x 8'0")

Bedroom Two

5.41m x 4.32m (17'9" x 14'2")

Bedroom Three

5.41m x 4.06m (17'9" x 13'4")mx

Shower Room

2.72m x 1.78m (8'11" x 5'10")mx

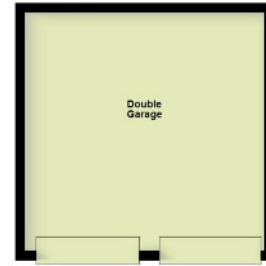
Double Garage

5.21m x 5.21m (17'1" x 17'1")



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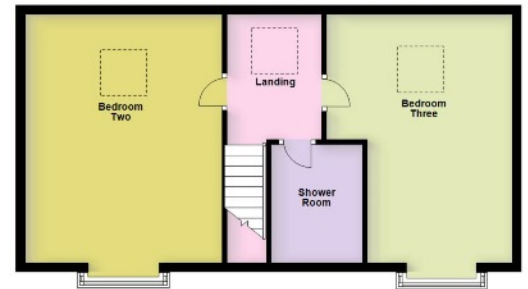
Ground Floor



First Floor



Second Floor



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