



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# 1 Wren Close, Kibworth Beauchamp

4 2 2



### “Show Home Standard!”

Built in 2021 by the reputable David Wilson Homes and finished to a very high standard by the current owners, this truly impressive, detached residence boasts upgraded fixtures and fittings throughout, four double bedrooms, an open plan kitchen/dining room, and a south-facing landscaped rear garden!

Entrance through the composite front door leading into the inviting and welcoming entrance hall with high quality Karndean flooring, stairs flowing up to the first-floor landing, and access to a coat and shoe storage cupboard.

Beautifully finished kitchen/dining room in excellent decorative order boasting continued Karndean flooring, a bay window with plantation-style shutters, French doors opening out to the patio and ample space for an eight-seater dining table and chairs.

The kitchen comprises a host of upgrades with its high gloss fitted units, Quartz work surfaces with up stand and splash back, an AEG electric double oven, a Neff five ring induction hob, an inset Franke one and a half bowl sink, an integrated fridge freezer and an integrated dishwasher. An island provides additional storage and a breakfast bar, and a door leads through to the utility room.

Separate utility room with continued Karndean flooring, Quartz work surfaces, space for a washing machine and a door leads out to the rear garden.

Exceptionally spacious and immaculately presented living room with dual aspect windows and French doors opening out to the garden.

Ground floor study with a window to the front elevation and offering the flexibility to be utilised as a music room or playroom.

Guest WC with Karndean flooring, ceramic tiled walls and a white two-piece suite.

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

Beautifully presented main bedroom and of a great size, boasting dual aspect windows, fitted wardrobes and a stunning en suite shower room. The en suite comprises vinyl flooring, ceramic tiled walls and a white three piece to include a low-level WC, a Sottini pedestal wash hand basin, and a Double width shower enclosure with a fitted shower over.

Three further bedrooms, all of which benefit from being double in size with bedrooms two and four boasting fitted wardrobes.

Family bathroom comprising timber effect vinyl flooring, ceramic tiled walls and a white four-piece suite to include a low-level WC, a Sottini wash hand basin, a panel enclosed bath and a separate shower enclosure.

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

The property features a neat and attractive frontage featuring two lawned areas with planted borders and a paved path to the front door. To the side of the property is the driveway and garage, providing off road parking for two cars on the driveway with a further space in the garage if required. The south facing rear garden has been beautifully landscaped and is a real sun trap featuring a slate patio leading from the rear doors providing the ideal space to sit and entertain with friends and family. A high-level brick wall provides a good degree of privacy, and a well-maintained lawn area flows between mature plantings surrounding the borders. To the rear of the garden is a further patio area with a timber shed and a secure timber gate leads to the driveway.





- Living Room - 5.59m x 3.63m (18'4" x 11'11") max
- Study - 2.79m x 2.72m (9'2" x 8'11") max
- Kitchen/Dining Room - 6.86m x 4.65m (22'6" x 15'3")
- Utility - 1.93m x 1.63m (6'4" x 5'4")
- Main Bedroom - 5.31m x 3.63m (17'5" x 11'11") max
- En Suite - 2.06m x 1.7m (6'9" x 5'7") max
- Bedroom Two - 3.84m x 2.79m (12'7" x 9'2") max
- Bedroom Three - 3.45m x 3.28m (11'4" x 10'9") max
- Bedroom Four - 3.51m x 2.64m (11'6" x 8'8") max
- Bathroom - 2.69m x 2.01m (8'10" x 6'7")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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