



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Gladstone Street, Kibworth Beauchamp

3 1 2



“Potential, Plot and Proportions Combine”

Conveniently located within walking distance of the local shops, pubs, church, schools and with easy driving links to the A6. Market Harborough and Leicester are both within driving distance, offering excellent commuter rail services.

Entrance is gained through a composite front door into a welcoming entrance porch with a door into the hallway.

The hallway provides access to the living accommodation and stairs rise to the first floor.

Open plan living/kitchen/dining room boasting a dual aspect flooding the room with an abundance of natural light.

The living area features an exposed brick fireplace with a gas fire and built-in storage, and the dining area offers ample space for a large dining table and chairs, with French patio doors leading out to the garden.

The kitchen comprises a host of shaker style eye and base level units, a roll top work-surface, a stainless-steel sink with a mixer tap and draining board, a freestanding double oven with a four ring gas hob, and space for a fridge freezer, dishwasher, washing machine and a tumble dryer.

A door off the kitchen leads to an additional reception room, offering a variety of uses, formerly used as a playroom, with access to a guest WC, a study/fourth bedroom and a side door into the garden. The area offers the potential to be converted to an annexe, having its own entrance from the garden (subject to relevant consent).

The study/fourth bedroom features a dual aspect injecting natural light, neutral decor and space for a double bed.

Guest WC comprising a wall hung wash hand basin and a low-level WC.

Stairs rise to a naturally light first floor landing with a window to the side elevation, an airing cupboard and access to the partially boarded attic with a drop-down ladder.

Three well-proportioned bedrooms, two of which are double in size. The main and third bedrooms are positioned to the front elevation with a south-west facing aspect, and bedroom two overlooks the rear garden.

Modern wet room comprising vinyl flooring, ceramic wall tiles, a walk-in shower enclosure with a Mira shower, a wall-hung wash hand basin and a low level WC. There is also space to install a bath if desired.

Set back from the road, the property boasts a generous corner plot, with a lawn to the front, a paved pathway to the front door and a side gate into the garden. To the side of the property is a hardstanding driveway with off road parking for one vehicle and a single garage.

The single garage benefits from a manual up and over door, power, lighting and a side door into the garden.

The garden boasts a generous wrap around plot, mainly laid to lawn, with a block paved patio area directly adjoining the property, an outside tap, side access to the front elevation and a pathway to the garage.





- Open Plan Living/Kitchen/ Dining Room - 7.09m x 5.08m (23'3" x 16'8") max
- Study/Bedroom Four - 3.56m x 2.26m (11'8" x 7'5")
- Additional Reception Room - 3.78m x 2.26m (12'5" x 7'5")
- Main Bedroom - 3.56m x 3.3m (11'8" x 10'10") max
- Bedroom Two - 3.71m x 3.3m (12'2" x 10'10") max
- Bedroom Three - 2.62m x 2.06m (8'7" x 6'9")
- Shower Room - 2.44m x 1.65m (8'0" x 5'5")
- Garage - 5.13m x 2.59m (16'10" x 8'6")



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.

