



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Barnes Close, Kibworth Beauchamp

3 1 2



“An Interior To Impress”

Nestled within a desirable cul-de-sac, this beautifully presented three-bedroom home is sure to impress, having been recently updated throughout by the present owners and boasting an external store and a generous sized garden.

Conveniently located within walking distance to the village centre with a variety of shops of restaurants, primary and secondary schools, three pubs and the church. Market Harborough and Leicester are about 15-20 minutes away by car with excellent commuter rail links.

Entrance through the composite front door leading into the entrance hall with attractive LVT flooring, space for coat and shoe storage and a door through to the living room.

Spacious and naturally light living room boasting continued LVT flooring, a large front aspect window, stairs flowing up to the first-floor landing and French doors open out to the rear garden.

Modern kitchen comprising continued LVT flooring, a host of eye and base level shaker style fitted units, a roll top work surface, a stainless-steel sink with drainage board, an integrated electric cooker with a four-ring electric hob, an integrated fridge/freezer and space for a washing machine.

First floor landing with access to the airing cupboard and a loft hatch to a partially boarded attic.

Three bedrooms, all in excellent decorative order with two being double in size.

Modern family bathroom with ceramic tiled flooring, floor to ceiling ceramic tiled walls, heated towel rail, over bath shower and a white three-piece suite. The three-piece suite comprises a low-level WC, a panel enclosed bath with shower over and a vanity enclosed sink.

Timber fronted external store providing excellent storage with a rear door to the garden.

Neatly tucked away from the road the property boasts an attractive frontage with a lawn section, planted borders and a covered porch. A block paved driveway provides off road parking for two cars and a store provides storage and rear access to the garden.

The west facing rear garden is larger than you'd expect and features two paved patio areas, a well-kept lawn and a door into the store.

Living/Dining Room - 4.62m x 3.38m (15'2" x 11'1")

Kitchen - 3.66m x 1.75m (12'0" x 5'9")

Main Bedroom - 3.12m x 2.64m (10'3" x 8'8")

Bedroom Two - 2.67m x 2.06m (8'9" x 6'9")

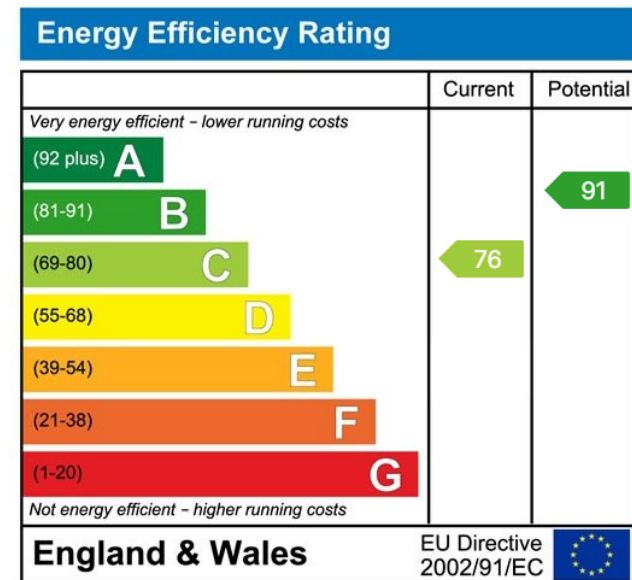
Bedroom Three - 2.31m x 2.31m (7'7" x 7'7")

Storage - 2.74m x 2.36m (9'0" x 7'9")





- Updated Windows and Doors
- Modern Interior Throughout
- Off Road Parking
- Popular Village Location



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.

