



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Rookery Close, Kibworth

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"More Than Meets The Eye"

Situated within the desirable Village of Kibworth, this beautifully extended two/three-bedroom home offers more than meets the eye, boasting a fantastic flexible floorplan, an open plan living/kitchen/dining room, a delightful west facing garden and a fantastic car port!

The property is within walking distance to a host of local amenities, including a variety of shops and cafes, the primary and secondary schools, pubs and a doctor's surgery. Market Harborough and Leicester are within short commutable distance via the A6 which offer train links to London St Pancras.

Entrance is gained through a modern composite front door, into a welcoming entrance hall with laminate flooring, a storage cupboard and stairs rise to the first floor.

The fantastic living/kitchen/dining room offers an excellent space for entertaining boasting laminate flooring, ample space for a large dining table and chairs, an archway to the utility room and double doors lead out to the garden.

The living area features laminate flooring, a charming log burner, double doors to the front room and an archway with a step leading down to the kitchen/dining room.

The well-presented kitchen comprises a host of eye and base level units, a timber effect roll-top work-surface with a matching upstand, a sink with a mixer tap, ceramic wall tiling, a Beko single oven and four ring gas hob and a Hotpoint integrated dishwasher.

The utility room comprises continued laminate flooring, eye and base level units, a roll top work-surface, space for a large fridge/freezer, washing machine and tumble dryer, and a door leads to the car port.

Second reception room offering the flexibility to also be used as a third bedrooms/study/playroom and features a window to the front elevation, laminate flooring and double doors into the living room.

Modern ground floor bathroom featuring tiled flooring, a chrome heated towel rail, LED ceiling spotlights, ceramic wall tiling and a white three-piece suite to include a deep roll-top style bath with a shower over, a pedestal wash hand basin and a low-level WC.

Stairs rise to a generous first floor landing with ample space for storage and access to two bedrooms.

The main bedroom features a large window to the front elevation, exposed timber flooring and built in storage within the eaves.

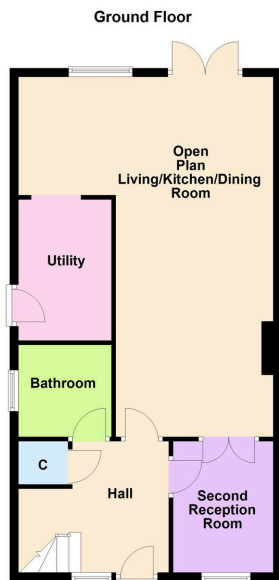
The second bedroom is positioned to the rear elevation and offers a large single room.

Nestled within a desirable enclave the property is neatly set back from the road, boasting an attractive frontage with a gravelled driveway providing off road parking for two to three cars.

A car port with double timber doors also provides additional parking/ excellent storage space, with block paving, power sockets, access to the garden and a door to the utility room.

The delightful west facing rear garden offers a good degree of privacy and boasts a paved patio area ideal for outdoor entertaining, a well-kept lawn, planted borders and a pathway to a large timber shed.





- Open Plan Living/Kitchen/ Dining Room - 8.33m x 5.89m (27'4" x 19'4")
- Utility Room - 3.25m x 2.26m (10'8" x 7'5")
- Second Reception Room - 3.05m x 2.31m (10'0" x 7'7")
- Bathroom - 2.26m x 1.75m (7'5" x 5'9")
- Main Bedroom - 4.65m x 3.25m (15'3" x 10'8") max
- Bedroom Two - 2.72m x 2.21m (8'11" x 7'3")



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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.

