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**“A Hidden Period Gem with an
Annexe Opportunity!”**



High Street,
Kibworth Beauchamp
LE8 0LR



A Hidden Period Gem with an Annexe Opportunity!

Nestled in the heart of the sought-after village of Kibworth, this period four-bedroom detached home offers the perfect blend of character and space, with its oversized garage, detached brick-built outbuilding offering a potential annexe opportunity and a host of charming fixtures and fittings!





Property Highlights

Located centrally within the desirable village of Kibworth, the property is within easy reach of the local amenities including independent boutique shops and restaurants, highly regarded schools, and excellent transport links. Market Harborough is within close driving distance with convenient access to the train station providing excellent commuter links into London in under one hour.

This exceptional property offers a rare opportunity to acquire a period home with flexible living options whether you require multi-generational living the brick built outbuilding could be converted into further living space, or work from home needing a home office, studio to workshop in addition to the garage.

Upon entering, you are welcomed into a spacious entrance hall with solid oak, parquet flooring that leads to a selection of well-proportioned reception rooms, a guest WC and generous cloakroom. The hallway benefits from ample space a small study area, stairs rising to the first floor and the inviting space is flooded with natural light from the windows overlooking the rear garden.

The well-proportioned living room radiates charm with its stunning, period open fireplace and dual aspect injecting an abundance of natural light.



Property Highlights

Formal Dining Room with a window to the side elevation, ample space for a dining table and chairs and boasting a flexible layout conveniently situated adjacent to the kitchen offering the opportunity of a potential open plan knock through, subject to obtaining relevant consents.

Country style kitchen with tiled flooring a generous window and an array of shaker style eye and base level units, a square edge worktop and tiled splashbacks. The kitchen features a ceramic one and a half bowl sink with draining board, an integrated, double 'Smeg' oven and a four ring 'Neff' induction hob and space and plumbing for a fridge/freezer and dishwasher.

Light and airy conservatory with a tranquil in-and-out pond that flows into the landscaped garden, this space brings the serene outdoors inside. The conservatory features ample room for a dining table and chairs and French doors open directly onto the paved patio area.

Stairs rise to the first floor landing with a feature window overlooking the garden, access to four generously sized bedrooms, a separate study/dressing room and a family bathroom.

Four good sized bedrooms all benefitting from being double in size, the second bedroom with an array of fitted wardrobes and a dual aspect. The main bedroom comprising exposed timber floorboards, two feature front facing windows, LED spotlights, a vanity sink unit and ample room for wardrobes.



Property Highlights

Separate study/ dressing room formerly used as a fifth bedroom and offering a flexible layout currently used as a dressing area, and with the potential to be converted into an en suite if desired.

Family bathroom featuring a chrome heated towel rail, ceiling spotlights and a three piece suite. The modern three-piece suite offers the perfect blend of old and new with its free standing roll top bath with claw feet, a vanity enclosed wash hand basin and a low level WC.

A standout feature of the property is the brick build outbuilding offering fantastic annexe potential, ideal for accommodating extended family, multi-generational living or simply an ideal workshop, gym or studio. With separate access and scope for conversion, the annexe could be easily adapted to create a self-contained living space, subject to necessary planning approvals. Currently this fantastic space benefits from power, light, a window overlooking the garden and two forms of external access.





Outside

Set back from the road and neatly hidden away, this charming, rendered property exudes curb appeal with its picturesque rendered, established wisteria and generous plot size. The gravelled and hard standing driveway offers ample parking for approximately five cars, leading to both the integral oversized garage and a separate brick-built outbuilding offering a potential annexe opportunity. The beautifully maintained frontage features a wealth of well stocked planted borders, mature trees and a timber front door provides access into the property.

The landscaped rear garden has been thoughtfully designed with a variety of sections to offer both relaxation and functionality. A spacious block-paved patio area provides an ideal space for alfresco dining or lounging, seamlessly extending your living space outdoors. Beyond the patio, a lush lawn section is framed by decorative gravelled borders, creating a peaceful and well-maintained environment. A further gravelled section adds a modern touch and enhances the garden's versatility. The tranquil inside-outside pond serves as a stunning focal point, bringing the soothing sounds of water into your garden retreat. The garden also features convenient access to the outside WC, adding a practical element to this beautifully designed outdoor space. Perfect for both entertaining and unwinding, this garden offers a harmonious blend of style and utility.



Measurements

Living Room

5.77m x 4.8m (18'11" x 15'9") max

Dining Room

3.66m x 2.69m (12'0" x 8'10")

Kitchen

4.75m x 3m (15'7" x 9'10") max

Conservatory

5.51m x 2.82m (18'1" x 9'3") max

WC

1.19m x 1.12m (3'11" x 3'8")

Cloakroom

2.49m x 1.14m (8'2" x 3'9")

Main Bedroom

4.6m x 4.22m (15'1" x 13'10")

Dressing Room/Study

2.26m x 1.85m (7'5" x 6'1")

Bedroom Two

4.72m x 3.15m (15'6" x 10'4") max

Bedroom Three

4.32m x 3.2m (14'2" x 10'6") max

Bedroom Four

3.33m x 2.44m (10'11" x 8'0")

Outbuilding/Potential Annexe

4.88m x 3.23m (16'0" x 10'7")

Oversized Garage

5.89m x 3.4m (19'4" x 11'2")

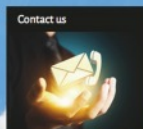
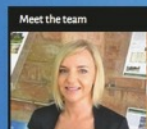


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