



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Polwell Road, Kibworth Harcourt

3 2 1



“Room To Grow”

Situated in a popular and established residential location in the desirable village of Kibworth, this impressive, three storey property offers room to grow with its generous proportions, three double bedrooms, a southwest facing garden and a garage!

Conveniently located within walking distance to the local primary and secondary schools, shops, restaurants, pubs and other local amenities. Market Harborough and Leicester are also a relatively short drive away.

Entrance through the composite front door leading into the inviting entrance hall with attractive vinyl flooring, access to a guest WC and a useful storage cupboard, and stairs flow up to the first-floor landing.

Spacious living/dining room featuring solid timber flooring, ample space for a dining table and chairs, and French doors open out to the southwest facing rear garden.

Modern kitchen comprising timber effect tiled flooring, eye and base level shaker style fitted units, roll top work surfaces, a stainless steel one and a half bowl sink, an integrated electric cooker with a four-ring gas hob, an integrated dishwasher, an integrated fridge/freezer and space for a washing machine.

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

First floor landing with attractive laminate flooring and stairs flow up to the second floor.

Two well-portioned bedrooms are situated on the first floor, both benefitting from being double in size, double windows injecting natural light, high quality laminate flooring, and a wall of fitted wardrobes.

Family bathroom comprising ceramic tiled flooring and walls, a chrome heated towel rail and a white three-piece suite to include a low-level WC, a vanity enclosed wash hand basin and a panel enclosed bath with an electric shower over.

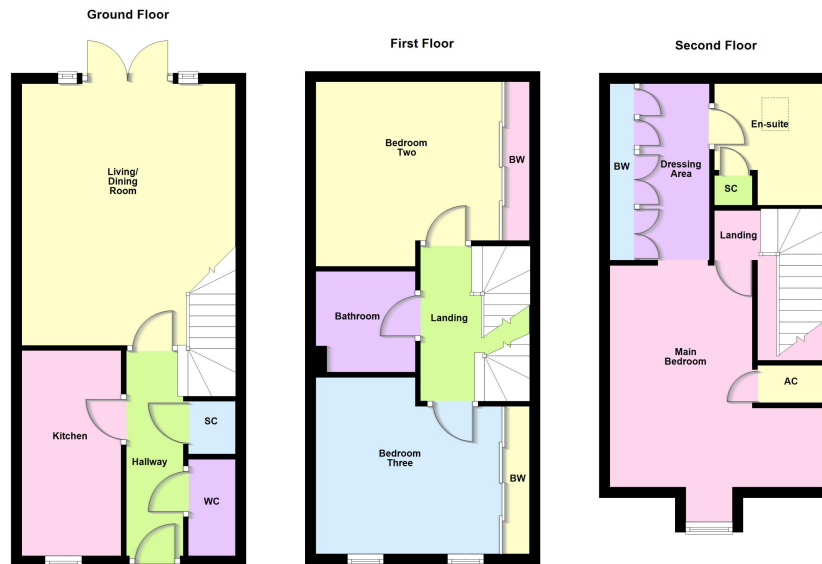
The main bedroom occupies the entire top floor creating a fantastic space with its own dressing room and en suite. The bedroom area features a front aspect window and space for a super king-sized bed, with an opening through to the dressing room with a wall of fitted wardrobes and a Velux window to the southwest facing rear, flooding the space with natural light.

The en suite comprises ceramic tiled flooring and walls, a chrome heated towel rail, a storage cupboard, a Velux window and a white three-piece suite to include a low-level WC, a vanity enclosed wash hand basin and a double width shower enclosure with a fitted shower over.

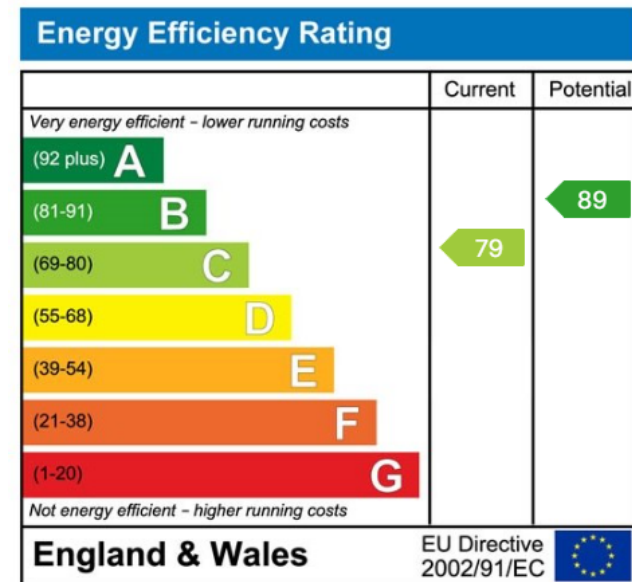
Separate single garage with a rear personnel door, a manual up and over door, and benefitting from power and light.

The property features a neat and attractive low maintenance frontage with a paved path to the front door. To the side of the property is the single garage with tandem off-road parking for two cars in front. The southwest facing rear garden is a real sun trap and features a paved patio and circular decking area offering the perfect space to sit out and enjoy the best of the days sun. A small lawn area sits beyond the patio and a path flows round to the rear of the garage.





- Living Room - 4.98m x 4.06m (16'4" x 13'4")
- Kitchen - 3.89m x 1.88m (12'9" x 6'2")
- Bedroom Two - 3.51m x 3.48m (11'6" x 11'5")max
- Bedroom Three - 3.43m x 3.35m (11'3" x 11'0")max
- Bathroom - 1.91m x 1.88m (6'3" x 6'2")
- Main Bedroom - 4.17m x 4.04m (13'8" x 13'3") max
- Dressing Room - 3.35m x 1.32m (11'0" x 4'4")
- En Suite - 2.31m x 2.01m (7'7" x 6'7") max
- Garage - 5.16m x 2.62m (16'11" x 8'7")



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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