



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Bush Road, Kibworth Harcourt

4 2 3



An Interior and Proportions to Impress!

Inviting entrance hall with attractive Karndean flooring, panelled walls, stairs rising to the first floor and access to the under stairs storage cupboard and guest WC.

Beautifully appointed living room finished to an exceptionally high standard boasting an interior to inspire. This well-proportioned room benefits from feature panelled walls, a bay window with plantation shutters to the front elevation and French doors with two side lights and electric blinds to the rear elevation.

Second reception room boasting a dual aspect with a bay window, plantation shutters and offering a flexible layout with the potential to be used as a snug, study, playroom or formal dining room.

Guest WC with Karndean flooring and a two-piece suite to include a low-level WC and a pedestal wash hand basin.

Open plan kitchen/dining room overlooking the rear garden offering a fantastic entertaining space with a host of windows flooding the room with natural light and French doors out to garden. The kitchen comprises a range of shaker style eye and base level units, a square edge worktop with upstand, a ceramic bowl one and a half bowl sink with draining board and an integrated double 'AEG' oven with a six-ring gas hob. There is also an integrated fridge/freezer, dishwasher and additional storage.

The dining section allows ample space for a large table and chairs with overhanging pendants (available by separate negotiation).

Separate Utility room of a good size with additional base level units, a composite sink and space for a washing machine and tumble dryer.

Stairs rise to the spacious first floor landing with decorative panelling, space for additional furniture and a window to the front elevation.

Luxury family bathroom newly modernised with access to the airing cupboard, floor to ceiling tiling, a panelled tall radiator and a stylish four piece suite. The four piece suite incorporates a panelled enclosed bath, a walk in shower with rain water shower head, a low level WC and a vanity enclosed wash hand basin.

Four double bedrooms, all with plantation shutters and bedroom four offering a panelled feature wall, currently used as a generously sized study.

Impressive main bedroom in excellent decorative order, two feature windows, a dressing area with fitted wardrobes and an en suite shower room. The en suite incorporates a three-piece suite to include a double width shower enclosure, a low level WC and a pedestal wash hand basin.

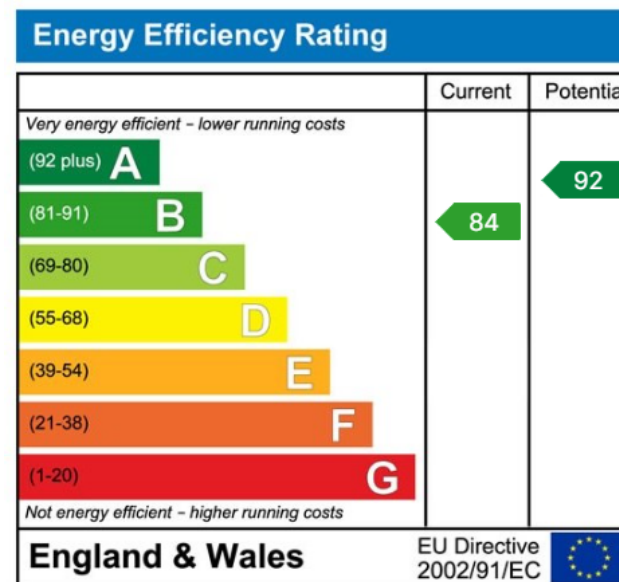
Occupying a desirable corner plot, this attractive David Wilson home, boasts a well maintained and established frontage. There are two well stocked planted borders and a paved path leading to the front door.

The rear garden is part enclosed by a red brick wall offering a good degree of privacy and has been landscaped with entertaining in mind. A paved patio offers an ideal seating area with well stocked planted borders and there is a main lawn section. There has been a fantastic raised decked area added to the garden by the current owners, perfect for seating, outdoor electric points and rear gate provides access to the driveway. The double width driveway is neatly tucked behind the property, providing off road parking for two cars side by side and access to the detached single garage with power and light.





- Kitchen / Dining Room - 5.36m x 3.76m (17'7" x 12'4")max
- Living Room - 5.36m x 3.58m (17'7" x 11'9")
- Second Reception Room - 3.56m x 3.23m (11'8" x 10'7")max
- WC - 2.03m x 0.86m (6'8" x 2'10")
- Main Bedroom - 4.8m x 3.81m (15'9" x 12'6")max
- En Suite - 2.13m x 1.55m (7'0" x 5'1")
- Bedroom Two - 3.63m x 3.02m (11'11" x 9'11")
- Bedroom Three - 3.61m x 2.92m (11'10" x 9'7")
- Bedroom Four - 3.48m x 2.26m (11'5" x 7'5")
- Bathroom - 2.59m x 2.51m (8'6" x 8'3")



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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.

