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**‘Executive Family Living in a
Prime Kibworth Location!’**



Welton Close
Kibworth
LE8 0JY



'Executive Family Living in a Prime Kibworth Location'

Tucked away in one of Kibworth's most sought-after postcodes, this stunning four-bedroom detached home offers generous proportions throughout, a south-facing garden, and a detached double garage, perfect for growing families seeking both comfort and convenience.





Property Highlights

A welcoming entrance hall sets the tone for the home, featuring stylish laminate flooring, high quality panelled doors, access to the guest WC and a staircase flows to the first floor.

Stunning breakfast kitchen finished to a high standard, complete with ceramic tiled flooring, LED ceiling spotlights and a separate utility room. Installed by the popular Dewhurst Kitchens, the kitchen is fitted with an array of eye and base level units complemented by a full-height larder cupboard, and a discreet pull-out bin store, beautiful quartz worktops with upstands and windowsill detailing, a large quartz breakfast bar seating up to five offering additional storage beneath, and a Blanco one and a half bowl sink with a mixer tap beneath the kitchen window. A host of Integrated Neff appliances include a double oven with a microwave grill, an induction hob, a fridge/freezer, and a dishwasher.

Adjacent is a well-appointed utility room, with continued tiled flooring and quartz surfaces, storage units, a sink, plumbing for laundry appliances, and direct access to the garden.

Beautifully appointed living room, spanning the entire width of the property, boasting a charming gas fireplace with a stone hearth and attractive mantelpiece, and French patio doors offer delightful views and access to the garden.

A second reception room at the front of the property offers versatility as a formal dining room or additional sitting room, featuring quality laminate flooring and space for a large dining table and chairs.



Property Highlights

Well-presented ground floor study, ideal for those working from home with an under-stairs storage cupboard, and French patio doors out to the garden.

A convenient guest WC completes the ground floor, comprising a wash hand basin and low-level WC.

Stairs rise to a generous galleried first floor landing with continued panelled doors, a window to the side elevation, an airing cupboard and a loft hatch to a partially boarded attic with lighting, power sockets and a ladder.

Four beautifully presented double bedrooms all in excellent decorative order with two benefiting from ensuite shower/bathrooms.

The principle bedroom is positioned to the front elevation, boasting an array of fitted wardrobes, a fitted set of drawers and a desk, and an ensuite bathroom. The ensuite bathroom comprises ceramic wall tiling, ceiling spotlights and a white four-piece suite to include a panel enclosed bath, a separate shower cubicle, a pedestal wash hand basin and a low-level WC.

The second bedroom overlooks the rear garden and features attractive shutter blinds, and a modern en-suite shower room complete with ceramic wall tiling, a heated towel rail, a shower cubicle, a pedestal wash hand basin and a low-level WC.



Property Highlights

Bedrooms three and four are also generous doubles with bedroom three benefiting from twin fitted wardrobes, while bedroom four enjoys rear garden views and attractive shutter blinds

Well-appointed family bathroom comprising ceiling spotlights, ceramic wall tiling, and a white four-piece suite to include a panel enclosed bath, a separate shower cubicle, a wash hand basin and a low level WC.

Detached double garage providing an excellent storage space with two manuals up and over doors, power sockets, lighting, a window to the side and a personnel door.



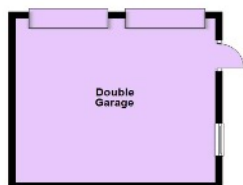
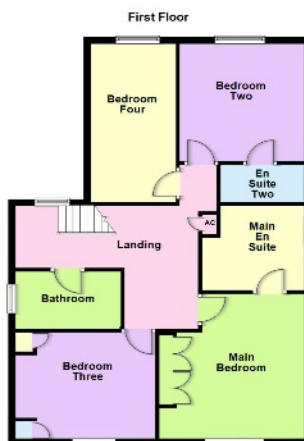
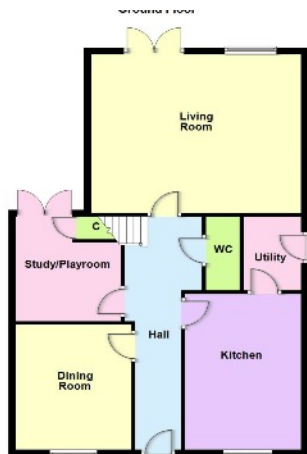


Outside

Ideally located at the end of a quiet cul-de-sac, with no through road, the property is neatly set offering a peaceful setting. The front of the property benefits from a generous block paved driveway with space for at least three-four vehicles, well-manicured hedgerow, a front lawn with mature trees and plantings and access to the detached double garage with a further lawn behind.

The beautifully designed garden boasts a popular south facing aspect and offers a good degree of privacy. Directly adjoining the property is a paved patio area ideal for outdoor entertaining, with central steps leading up past a red brick retaining wall leading to the remainder of the garden which is laid to lawn with an additional seating area. The garden is framed by mature planting and well-stocked borders, while paved paths on both sides of the house offer access to two side gates to the driveway.





Measurements

Living Room - 5.97m x 4.9m (19'7" x 16'1")

Dining Room - 3.91m x 3.3m (12'10" x 10'10")

Kitchen - 4.83m x 3.3m (15'10" x 10'10")

Study/Playroom - 3.2m x 3.02m (10'6" x 9'11") max

Utility - 2.29m x 1.65m (7'6" x 5'5")

Main Bedroom - 4.55m x 4.14m (14'11" x 13'7") max

Main En Suite - 2.92m x 2.62m (9'7" x 8'7") max

Bedroom Two - 3.63m x 3.48m (11'11" x 11'5")

Bedroom Two En Suite - 2.39m x 1.14m (7'10" x 3'9")

Bedroom Three - 3.99m x 3.38m (13'1" x 11'1") max

Bedroom Four - 4.98m x 2.41m (16'4" x 7'11")

Bathroom - 3.02m x 1.78m (9'11" x 5'10")

Double Garage - 5.36m x 5.08m (17'7" x 16'8")

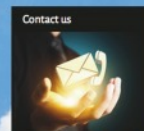
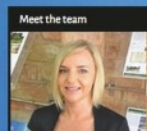


63 High Street, Market Harborough,
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Sales (01858) 410400

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