



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Dairy Way, Kibworth Harcourt

3 2 2



“Room To Grow”

Situated in a popular residential location and neatly tucked away from the road, this impressive three storey property was built by David Wilson Homes in 2011 and boasts generous proportions throughout, three double bedrooms, a quality finish and the rare benefit of two garages!

Conveniently located within walking distance to local primary and secondary schools, local shops, pubs and other local amenities. Market Harborough and Leicester are also within driving distance, offering excellent commuter rail links.

Welcoming entrance hall with a fitted door mat and stairs rise to the first floor.

Beautifully presented living room, featuring a bay window to the front elevation, a neutral decor and a door into the kitchen/dining room.

Stylish kitchen/dining room complete with tiled effect flooring, space for a dining table and chairs and French patio doors lead out to the rear garden.

The kitchen comprises an array of eye and base level units, a timber effect worksurface with a matching up-stand, ceramic wall tiling, a stainless steel sink with a mixer tap and draining board, a single oven, a four ring gas hob and space for a fridge/freezer, dishwasher and a washing machine (freestanding appliances available to purchase separately should a buyer require them).

Separate guest WC with continued tiled effect flooring, a pedestal wash hand basin and a low-level WC.

First floor with access to the airing cupboard and a door opens through to a staircase flowing up to the second floor.

Two well-proportioned double bedrooms, the second bedroom benefitted from fitted wardrobes and two windows overlooking the rear garden.

Family bathroom comprising ceramic tiled flooring and walls, a low-level WC, a pedestal wash hand basin and a panel enclosed bath.

The main bedroom occupies the entire second floor with a window to the front elevation injecting natural light, a wall of fitted wardrobes and a fantastic en suite shower room. The en suite comprises a Velux window, vinyl flooring and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a corner shower enclosure with a fitted shower over.

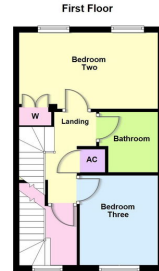
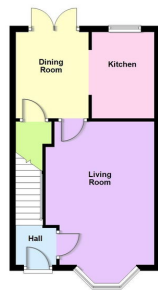
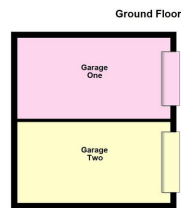
The property has the rare benefit of two single garages, side by side, with parking in front for two cars. Both garages have manual up and over doors, power and light.

Neatly tucked away from the road, the property is nestled along a desirable walkway. The property boasts an attractive frontage, with well-maintained hedgerow, a lawn and a paved pathway to the front door.

Access to the garages, off road parking and garden is located to the rear of the property.

The rear garden has been beautifully maintained, benefitting from a paved patio area ideal for outdoor dining, a well-kept lawn, planted borders and a pathway to the rear gate.





- Living Room - 4.85m x 3.68m (15'11" x 12'1") max
- Kitchen - 2.95m x 2.11m (9'8" x 6'11")
- Dining Room - 2.95m x 2.46m (9'8" x 8'1")
- Main Bedroom - 4.72m x 3.76m (15'6" x 12'4") max
- En Suite - 2.29m x 1.6m (7'6" x 5'3") max
- Bedroom Two - 4.7m x 2.59m (15'5" x 8'6")
- Bedroom Three - 3.07m x 2.64m (10'1" x 8'8")
- Bathroom - 2.21m x 2.06m (7'3" x 6'9") max
- Garage One - 5.18m x 2.74m (17'0" x 9'0")
- Garage Two - 5.18m x 2.74m (17'0" x 9'0")



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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