



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Fleckney Road, Kibworth

3 1 2



“Warm & Cosy”

Situated in the heart of Kibworth, this beautifully improved Victorian terraced home combines period charm with exceptional modern efficiency. Benefitting from approximately £58,000 worth of energy upgrades, the property features solar panels, an air source heat pump, and externally insulated walls (excluding the kitchen and bathroom), whilst also boasting a welcoming porch, two reception rooms, three bedrooms, a cellar, and a lovely rear garden with outbuilding.

Kibworth benefits from a fantastic range of village amenities including shops, cafés, pubs, a GP surgery, and highly regarded schools and scenic countryside walks and provides great transport links to Leicester and Market Harborough, with Market Harborough offering mainline rail services to London St Pancras.

Entrance is granted through a composite glass panelled door which opens into the bright and welcoming porch fitted with LED spotlights and frosted window to the front elevation.

Leading into the cosy and warm living room, the space enjoys a beautiful fireplace with a multi-fuel burner and a large front-facing window. A timber door provides access to the dining room, with stairs rising to the first-floor landing.

The dining room is tastefully decorated in natural tones and features a large window to the rear with beautiful views of the garden, flooding the space with natural light and creating an ideal area for entertaining.

The well-positioned kitchen comprises of shaker-style base and eye-level units, a stainless-steel sink with drainer and mixer tap, an integrated double oven, a four-ring gas hob with extractor hood, space for a dishwasher and the added luxury of underfloor heating. An internal door leads down to the cellar, which benefits from lighting and power points—perfect for additional storage.

Stairs rise to the first-floor landing, providing access to all three bedrooms and the bathroom.

The main bedroom boasts generous proportions and a large front-facing window, filling the room with natural light. Bedrooms two and three are both spacious singles, with bedroom two offering plumbing for a washing machine—making it a versatile space that could also serve as a utility room or study if preferred.

Living Room - 3.99m x 3.18m (13'1" x 10'5")

Dining Room - 3.48m x 3.15m (11'5" x 10'4")

Kitchen - 2.51m x 1.98m (8'3" x 6'6")

Cellar - 3.56m x 3.15m (11'8" x 10'4")

Main Bedroom - 3.23m x 3.18m (10'7" x 10'5")

Bedroom Two - 3.56m x 2.31m (11'8" x 7'7")

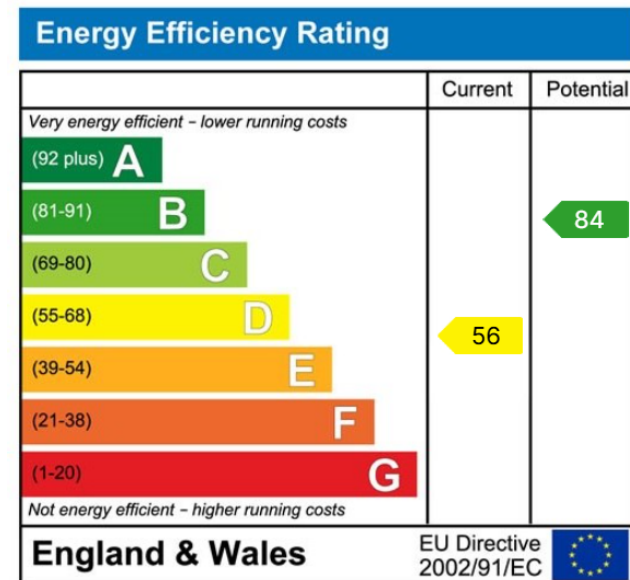
Bedroom Three - 3.18m x 1.75m (10'5" x 5'9")

Bathroom - 2.34m x 2.01m (7'8" x 6'7")





- Air Source Heat Pump
- Underfloor Heating
- Solar Panels
- Well Insulated
- Outbuilding
- Cellar



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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