



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

Elliot Close, Kibworth Beauchamp LE8 0NZ

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## "Room To Grow!"

Situated in a popular and established residential location very close to the centre of Kibworth, this impressive, detached residence offers room to grow with its generous proportions, three bedrooms, private rear garden and a single garage!

Conveniently located within just a few minutes' walk from the village centre with local shops and restaurants, local primary and secondary schools, pubs, church and Market Harborough and Leicester are also within driving distance.

Entrance through the timber and glass panelled front door leading into the inviting entrance hall with a fitted floor mat, access to the guest WC and stairs flow up to the first-floor landing.

Spacious living room, open through to the dining room featuring laminate flooring, a bay window to the front elevation, sliding patio doors out to the rear garden and ample space for a large dining table and chairs.

Kitchen/breakfast room comprising attractive vinyl flooring, eye and base level fitted units, roll top work surfaces, a stainless steel sink with drainage board, an electric cooker with a four ring gas hob, space for a washing machine, dishwasher and under counter fridge/freezer, a door out to the side of the property and space for a breakfast table and chairs.

Guest WC comprising vinyl flooring and a white two-piece suite.

First floor landing with access to the attic via a hatch.

Spacious main bedroom with a large front aspect window injecting natural light, a double fitted wardrobe and an en suite shower room. The en suite comprises a low-level WC, a vanity enclosed wash hand basin and a corner shower enclosure with fitted shower over.

Two further bedrooms, one of which is double in size and both overlook the rear garden.

Family bathroom comprising vinyl flooring, ceramic tiled walls and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a handheld shower wand.

Single garage with a manual up and over door, a side personnel door and benefitting from power and light.

The property features a neat and attractive frontage with a hard standing driveway leading to the single garage providing off road parking for one car, mature plantings and a paved path to the front door.

The rear garden benefits from a high-level brick wall with a variety of mature plantings creating a private feel. A paved patio leads from the rear doors providing the perfect space to sit out and entertain with friends. The remaining garden is a lawn area and a side door into the garage.

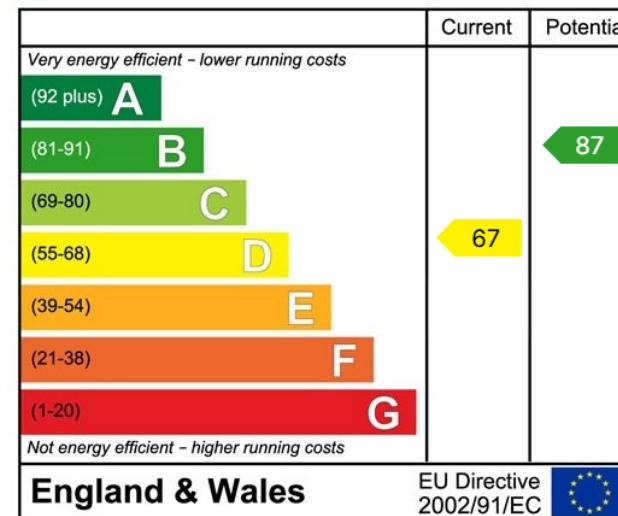




- Living Room - 4.75m x 3.12m (15'7" x 10'3") into bay
- Dining Room - 3.1m x 2.82m (10'2" x 9'3")
- Kitchen - 4.9m x 2.64m (16'1" x 8'8")
- WC - 1.73m x 0.84m (5'8" x 2'9")
- Main Bedroom - 3.2m x 2.97m (10'6" x 9'9")
- En Suite - 2.67m x 1.45m (8'9" x 4'9")
- Bedroom Two - 3.1m x 2.92m (10'2" x 9'7") max
- Bedroom Three - 2.74m x 2.29m (9'0" x 7'6")
- Bathroom - 2.59m x 1.7m (8'6" x 5'7")
- Garage - 5.66m x 2.51m (18'7" x 8'3")



### Energy Efficiency Rating



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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