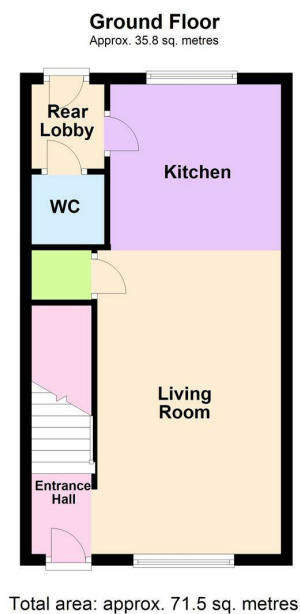


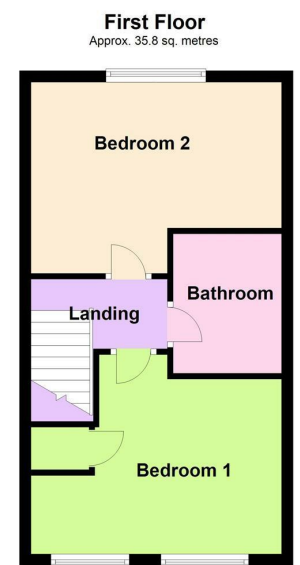
FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Living Room
17'5 x 10'06 (5.31m x 3.20m)
- Kitchen
9'2 x 8'5 (2.79m x 2.57m)
- Downstairs WC
- Rear Lobby
- Upstairs Landing
- Bedroom One
13'8 x 11'3 (4.17m x 3.43m)
- Bedroom Two
13'9 x 10'11 (4.19m x 3.33m)
- Family Bathroom
7'1 x 8'0 (2.16m x 2.44m)



Total area: approx. 71.5 sq. metres

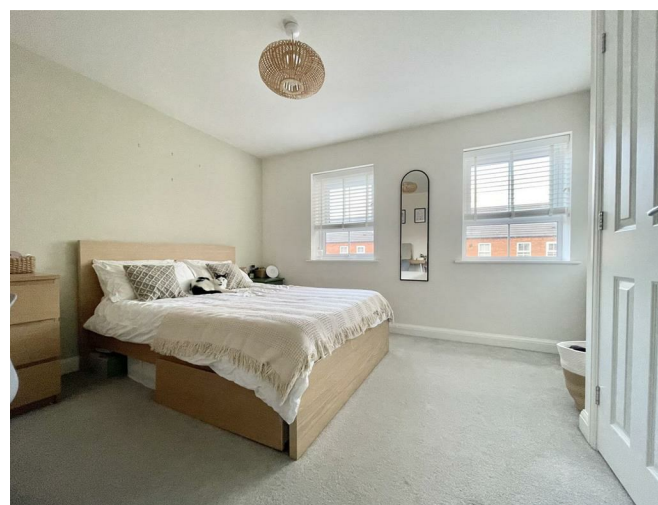
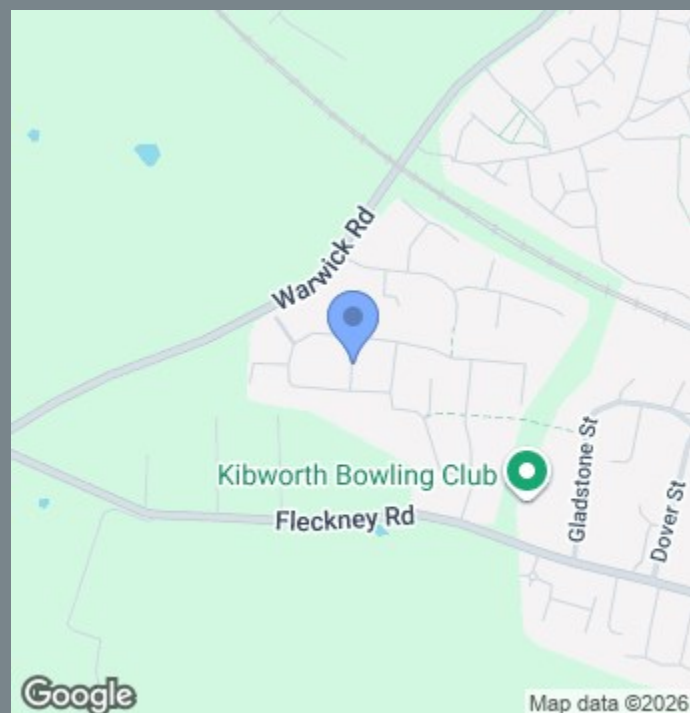


OVERVIEW

- Two Bedroom Terraced Home
- Open Plan Family living - Lounge and Dining Area
- Fully Fitted Stylish Kitchen
- Downstairs WC
- Family Bathroom
- Private Enclosed Rear Garden
- No Onward Chain
- EPC Rating - B, Freehold
- Council Tax Band - B
- Must Be Viewed

LOCATION LOCATION....

Lapwing Lane in Kibworth Beauchamp is a peaceful residential area in a charming Leicestershire village. Kibworth itself offers a blend of historic character and modern convenience, with a friendly community, local shops, and good transport links. The village has a mix of traditional and newer homes, with green spaces and countryside nearby, making it a desirable place for families and professionals. The area has a strong sense of community, good schools, and easy access to Market Harborough and Leicester.



THE INSIDE STORY

A fantastic opportunity to purchase this stylish and contemporary two-bedroom terraced home. Ideal for first-time buyers, or anyone looking to downsize, offering modern living in a sought-after location.

Enter through the front door into the entrance hall with doors to the downstairs living. The lounge area is a great size, having a lovely light and airy feel, perfect to relax in at the end of a long day. Ample space for a table and chairs for family get togethers and entertaining. The well-equipped kitchen has an array of wall and base units and integrated appliances. A useful addition is the downstairs WC, an understairs storage cupboard and a rear lobby providing access to the garden. Upstairs, you will find two generous double bedrooms and a modern family bathroom, complete with a bath, shower over, low level WC and wash hand basin.

The secure rear garden boasts a slabbed patio and a neatly maintained lawn, perfect for outdoor relaxation in the warmer summer months. To the front, the property benefits from two dedicated parking spaces.

A must-see home for those looking for comfort, convenience, and affordability.

