



Home Close, Kibworth Beauchamp

£160,000 Leasehold

Spacious three-bedroom duplex in the heart of Kibworth Beauchamp, offering two reception rooms, modern interiors, and far-reaching rear views. Ideal for first-time buyers, investors, or families.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D



0116 271 3333





Entrance Hall

Entrance with stairs to the first floor; stairs to the second floor; two storage cupboards; tiled flooring and radiator.

Cloakroom/WC

4' 11" x 3' 11" (1.50m x 1.20m)

With a double-glazed window to the front elevation, a low-level WC, and a wash hand basin.

Sitting Room

14' 1" x 10' 10" (4.30m x 3.30m)

With a double-glazed window to the rear elevation, decorative fireplace, and radiator.

Dining Room

11' 10" x 10' 10" (3.60m x 3.30m)

With a double-glazed window to the rear elevation, a storage cupboard, and a radiator.



Kitchen

10' 10" x 7' 3" (3.30m x 2.20m)

with a double-glazed window to the front elevation; stainless steel sink and drainer unit; range of wall and base units with work surfaces over; built-in oven and gas hob with stainless steel chimney hood over; plumbing for dishwasher and washing machine; space for fridge freezer; vinyl flooring.

First Floor Landing

Loft access leading to a partly boarded loft.

Bedroom One

12' 2" x 10' 10" (3.70m x 3.30m)

With a double-glazed window to the rear elevation, two built-in wardrobes, housing the boiler and radiator.

Bedroom Two

11' 2" x 10' 10" (3.40m x 3.30m)

With a double-glazed window to the rear elevation, a built-in cupboard and a radiator.

Bedroom Three

10' 10" x 10' 0" (3.30m x 3.04m)

With a double-glazed window to the front elevation and a radiator.

Bathroom

6' 7" x 6' 3" (2.00m x 1.90m)

With a double-glazed window to the front elevation, bath with mixer tap and shower attachment, pedestal wash hand basin, low-level WC, tiled walls, and heated chrome towel rail.

Front Garden

Communal front garden.

Rear Garden

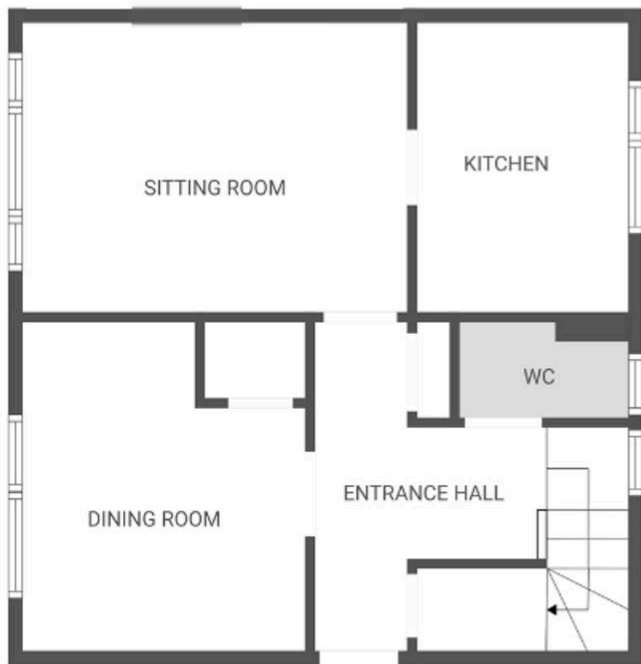
Communal rear garden; mainly laid to lawn; includes a clothes drying area.

Lease Information:

103 years remaining

Service Charge £76.53 per month

Ground Rent £10 per year



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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