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for sale

offers in the region of **£230,000 Freehold**



Prospect Road Kibworth Beauchamp Leicester LE8 0HX

Attractive detached two-bedroom bungalow situated within walking distance of Kibworth High Street.

- Energy Rating: E
- Detached bungalow in a highly desirable village location
- Short walk to Kibworth High Street
- Spacious living room with bay window

The Property Ombudsman

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Property Details

Entrance Hall

A welcoming central entrance hall providing access to all principal rooms. Light and neutrally presented, the hall creates an excellent first impression and enhances the bungalow's practical single-storey layout.

Living Room

A generously proportioned reception room positioned to the front of the property, featuring an attractive bay window that floods the room with natural light. Offering ample space for both seating and entertaining, this comfortable room is ideal for everyday living.

Kitchen

Located to the rear of the property, the kitchen is fitted with a range of base and eye-level units providing ample storage and preparation space. Features include metro-style tiled splashbacks, sink and drainer, integrated oven and four-ring hob, together with plumbing and space for a washing machine. A window enjoys views over the rear garden, whilst a part-glazed door provides direct access outside.

Bedroom One

A spacious double bedroom offering excellent proportions and plenty of space for freestanding furniture. A bright and comfortable room, ideal as the principal bedroom.

Bedroom Two

A further well-sized double bedroom, offering versatility for a range of uses including guest accommodation, a home office or hobby room.

Shower Room

Fitted with a contemporary white suite comprising a walk-in double shower, wash hand basin and low-level WC. Part-tiled walls provide a stylish and practical finish.

Outside

The rear garden is a particular feature of the property, having been thoughtfully landscaped to create an attractive outdoor space. A shaped lawn is complemented by an extensive paved terrace, perfect for outdoor dining and entertaining, together with a timber pergola providing an attractive focal point. To the rear of the garden is vehicular access leading to the driveway, offering off-road parking.

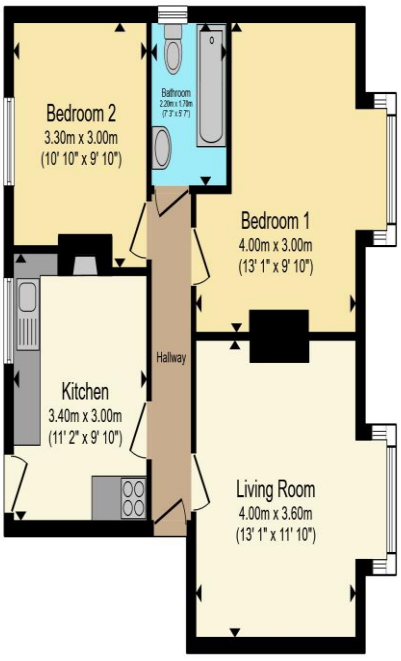
Agent's Comment

Occupying a highly convenient position within walking distance of Kibworth High Street, this detached bungalow offers spacious accommodation, two genuine double bedrooms and attractive gardens, making it an excellent opportunity for downsizers, professionals or purchasers seeking single-storey living in a desirable village setting.









Total floor area 59.5 m² (641 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref: MKH308482 - 0009

Tenure:Freehold EPC Rating: E

Council Tax Band: D

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