

## Dairy Way, Kibworth

In Excess of £270,000 Freehold

Stunning 3-bed townhouse in Kibworth Harcourt. Modern, move-in ready freehold with a private, non-overlooked garden, summer house, and 2 parking spaces. Ideal for first-time buyers and families in a prime LE8 location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBA



0116 271 3333





### **Hallway**

7' 7" x 7' 7" (2.30m x 2.30m)

A welcoming entrance featuring stylish blue panelling, fitted spotlights, and a radiator.

### **Downstairs WC**

6' 7" x 3' 7" (2.00m x 1.10m)

Conveniently located off the hallway, this room includes a toilet, washbasin, and a radiator. It is finished with spotlights and a front-facing window.

### **Lounge Diner**

15' 1" x 11' 6" (4.60m x 3.50m)

A bright and airy living space boasting patio doors that open directly onto the rear garden. The room includes a radiator, a side window, and a practical understairs storage cupboard.



### **Kitchen**

11' 10" x 7' 7" (3.60m x 2.30m)

A functional kitchen equipped with a built-in electric oven and gas hob. There is ample space for a fridge freezer, an under-counter washing machine, and an under-counter dishwasher. The sink is perfectly positioned under a window overlooking the garden, with an additional door providing garden access.

### **First Floor Landing**

A central landing area providing access to all first-floor rooms.

### **Bedroom One**

12' 10" x 8' 6" (3.90m x 2.60m)

comfortable double bedroom with the added benefit of built-in wardrobes. The room is naturally lit by two windows and includes a radiator.

### **Bedroom Two**

11' 6" x 8' 6" (3.50m x 2.60m)

Currently used as a nursery, this charming room features elegant part-panelling, a radiator, and a window

### **Bedroom Three / Home Office**

9' 6" x 6' 3" (2.90m x 1.90m)

A versatile room, currently utilised as an office, featuring a radiator and a side-aspect window.

### **Bathroom**

6' 11" x 6' 3" (2.10m x 1.90m)

A modern family bathroom suite comprising a bath with an overhead shower, a toilet, a washbasin, and a heated towel radiator.

### **Front Garden**

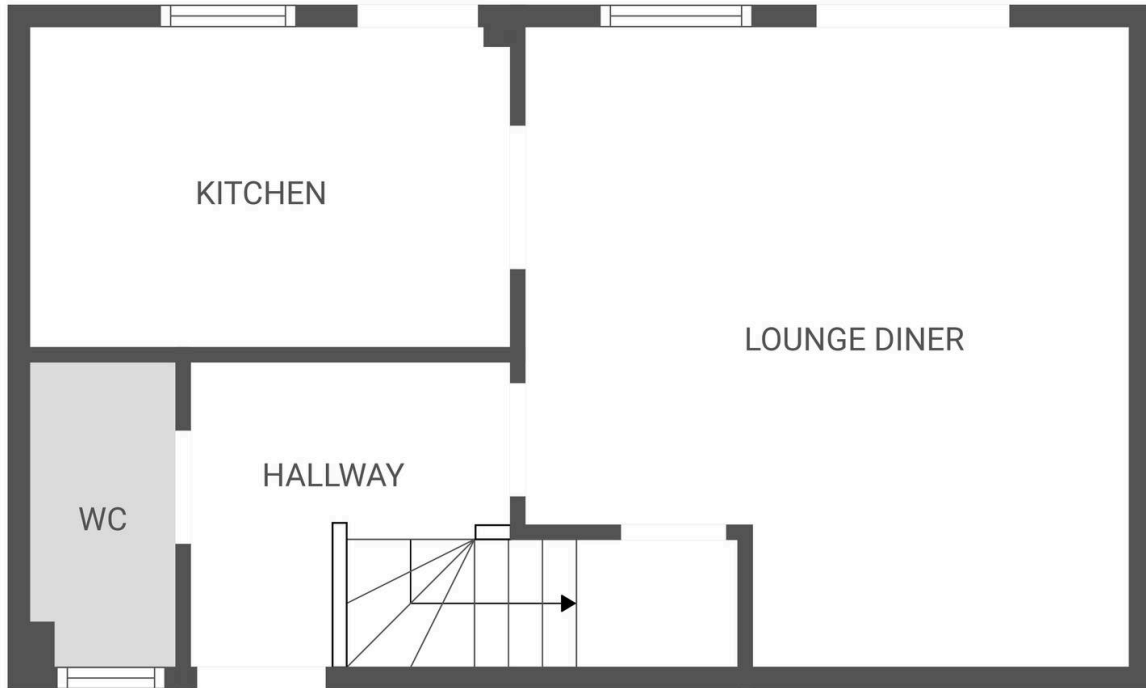
The front of the property is accessed via a shared pathway leading to the main entrance

### **Rear Garden**

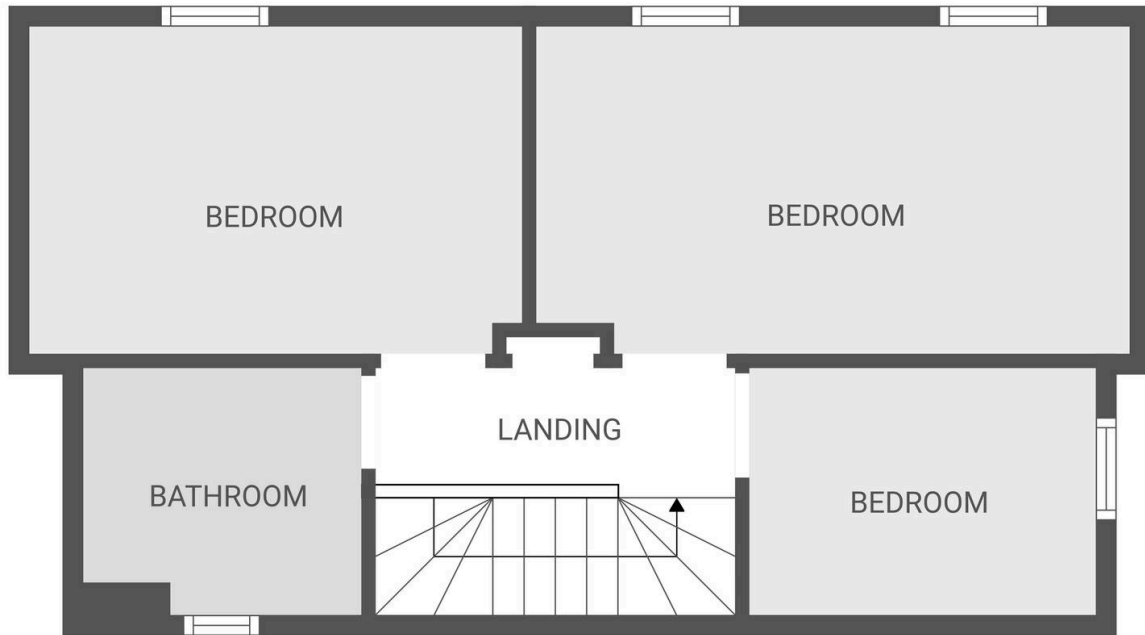
To the rear, you will find a private, non-overlooked garden featuring a small patio area and a grass lawn. The garden is well-equipped with both a shed and a summer house. Gated side access leads directly to the rear car park

### **Parking**

Gated side access leads directly to the rear car park, where the property benefits from two allocated parking spaces.



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