

12 Harcourt Estate, Kibworth Harcourt, LE8 0NE



£325,000

A very generously proportioned, high ceilinged period property, located within the sought after village of Kibworth Harcourt, having excellent amenities and road links to both Market Harborough town and Leicester City. Accommodation is well presented with a variety of character features and briefly comprises entrance hall, lounge, dining room, kitchen, conservatory, three bedrooms and bathroom. Outside there is off road parking for approximately four cars, some of which being under a lengthy carport, a single garage and a beautiful rear garden with views across the rooftops to countryside beyond.

Service without compromise

Entrance Hall



Opaque double-glazed front entrance door. Stairs rising into the first floor. Doors through to the lounge and dining room.

Lounge 15'0" x 11'1" (4.57m x 3.38m)



UPVC double-glazed window to front and side aspects. Cast iron open fireplace with ornate surround.



Living/Dining Room 15'0" x 11'3" (4.57m x 3.43m)



UPVC double-glazed window to side. Gas fire with marble 'Adams' style fire surround. Under stairs storage cupboard. Laminate flooring. Radiator.



Kitchen 14'9" x 5'11" (4.50m x 1.80m)



UPVC double-glazed windows to side and rear aspects. Fitted range of wall and floor mounted units. Oven. Four ring gas hob. Space and plumbing for washing machine. Gas fired central heating boiler. Tiled splashbacks. UPVC double-glazed French doors leading to the conservatory.



Conservatory



UPVC double-glazed French doors and windows. Tiled flooring.

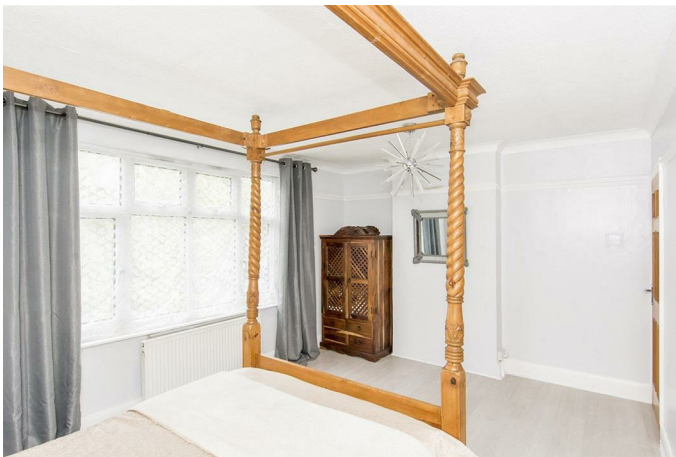
Landing

Oak flooring. Doors to bedrooms one, two and bathroom.

Bedroom One 15'0" x 11'11" (4.57m x 3.63m)



UPVC double-glazed window to front. Laminate flooring. Radiator.



Bedroom Two 11'10" x 11'4" (3.61m x 3.45m)



UPVC double-glazed window to side. Loft access hatch. Radiator.



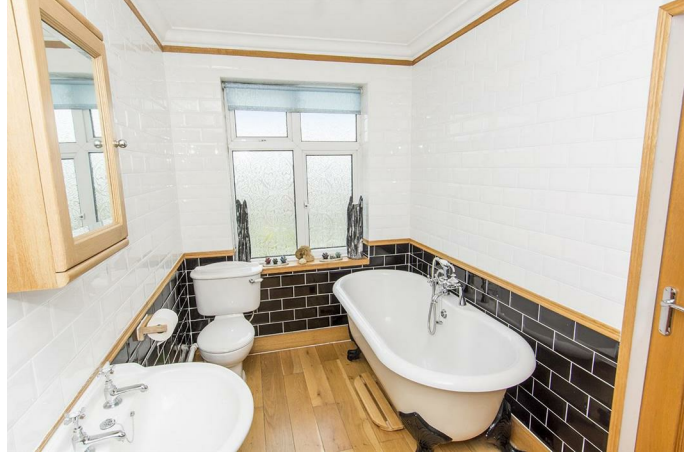
Bedroom Three 8'10" x 8'3" (2.69m x 2.51m)



UPVC double-glazed window to rear with distant country views over roof tops. Radiator.



Bathroom



Opaque UPVC double-glazed window to rear. Roll-top bath. Pedestal wash hand basin. Low level WC. Tiled walls. Oak flooring. Column radiator with heated towel rail over.



Front



Gravelled parking space in front of the house for one car and tarmacked driveway leading under the tandem carport adding further parking for another three cars.

Garage 15'1" x 8'9" (4.60m x 2.67m)



Up and over vehicle access door. Single glazed window to rear. Side entrance door. Brick storage outbuilding to side.

Rear Garden



Gravelled area. Mainly laid to lawn. Pond. Further paved seating area. Raised plant beds and borders.

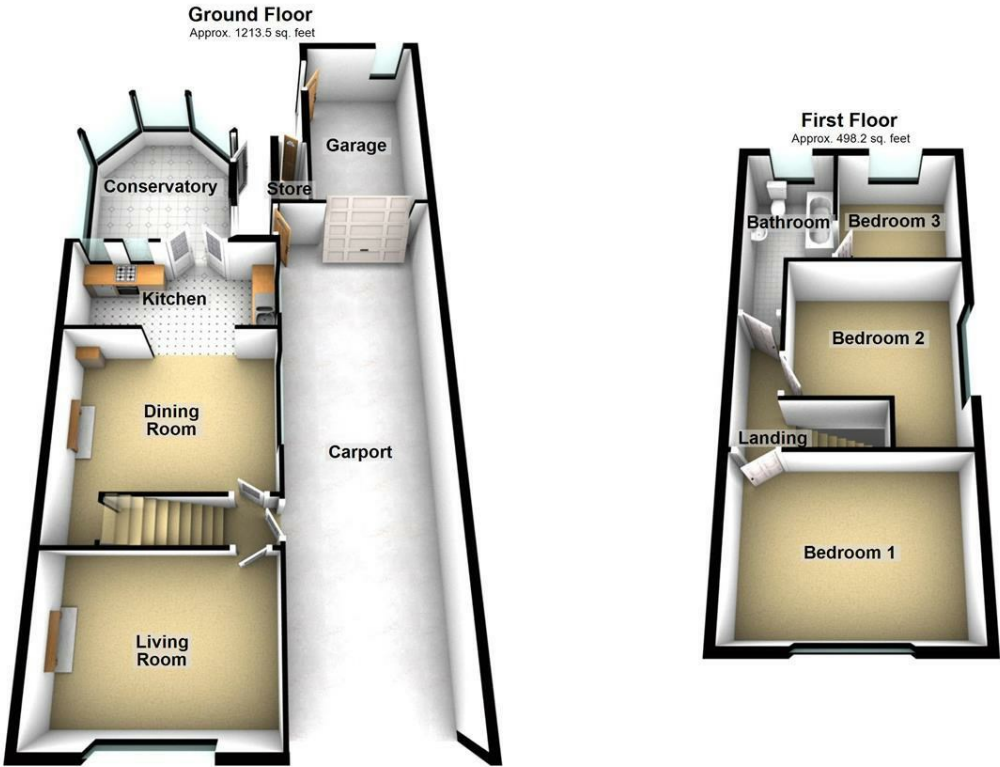




Note For Prospective Buyers

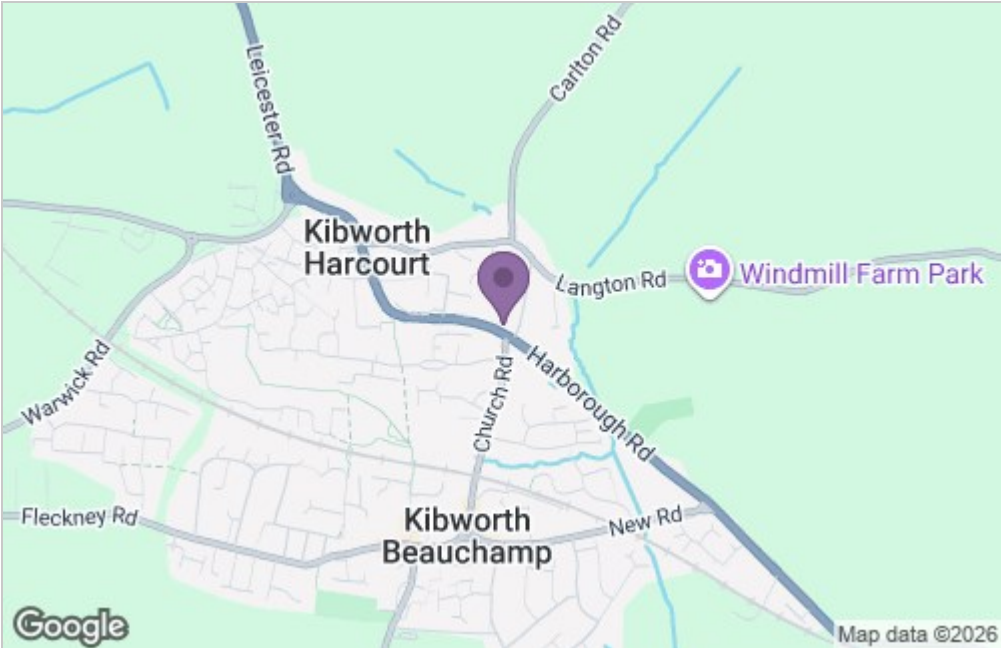
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

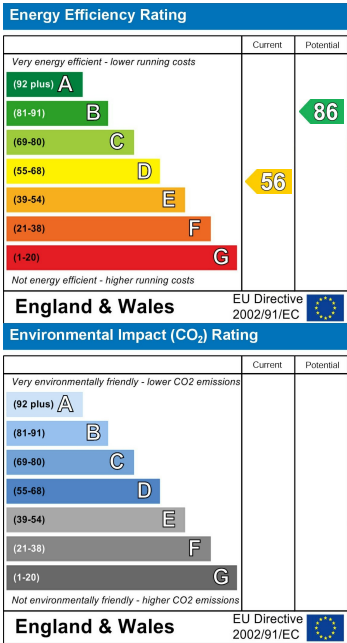


Total area: approx. 1711.7 sq. feet

Area Map



Energy Efficiency Graph



Service without compromise