



134 Dairy Way, Kibworth Harcourt

£250,000 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: TBD

Tenure: Freehold

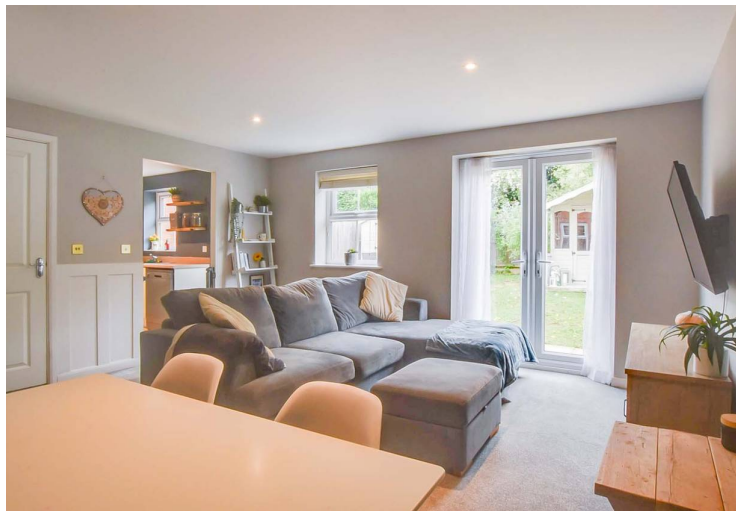
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



0116 274 5544





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)

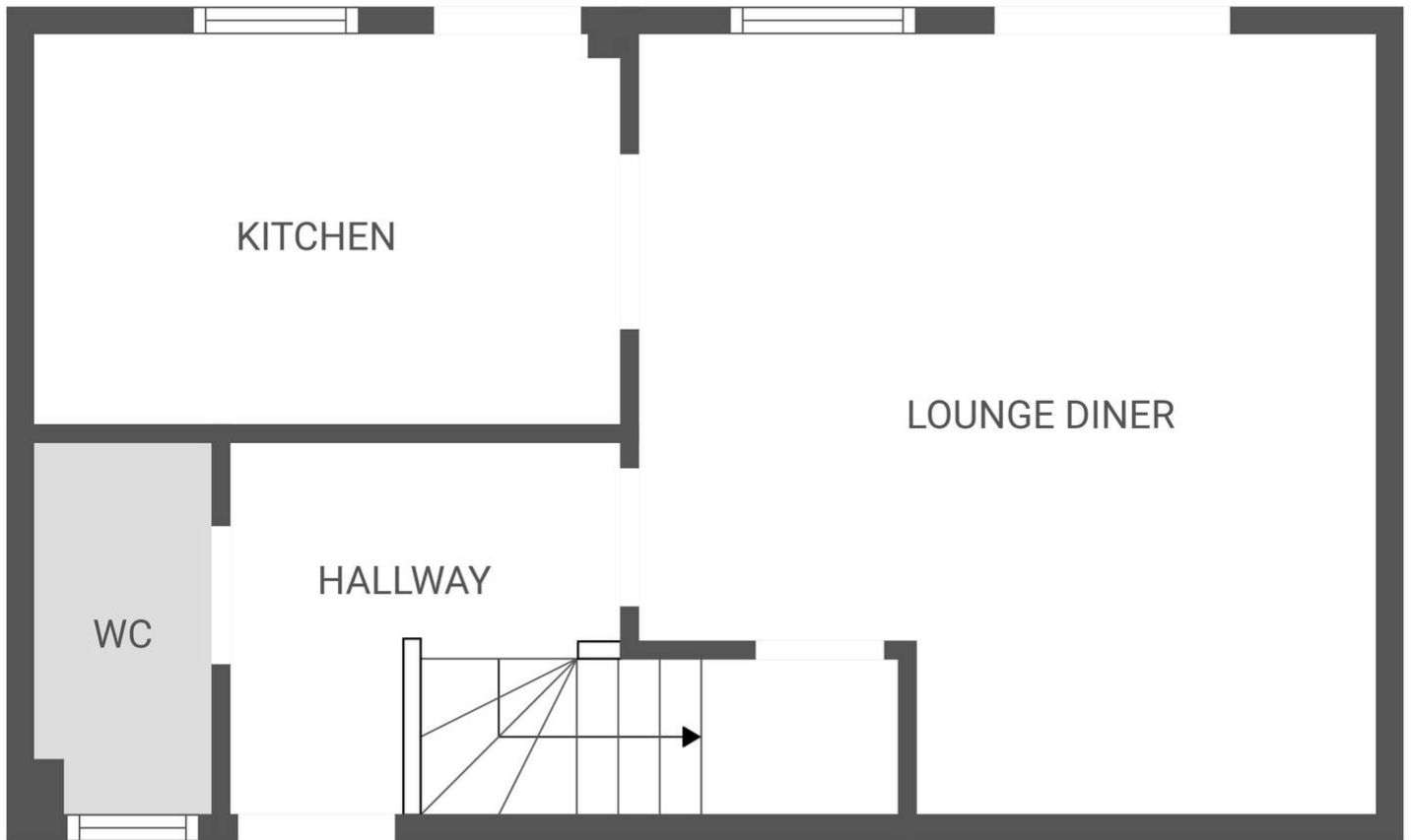
A modern family bathroom suite comprising a bath with an overhead shower, a toilet, a washbasin, and a heated towel radiator.

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



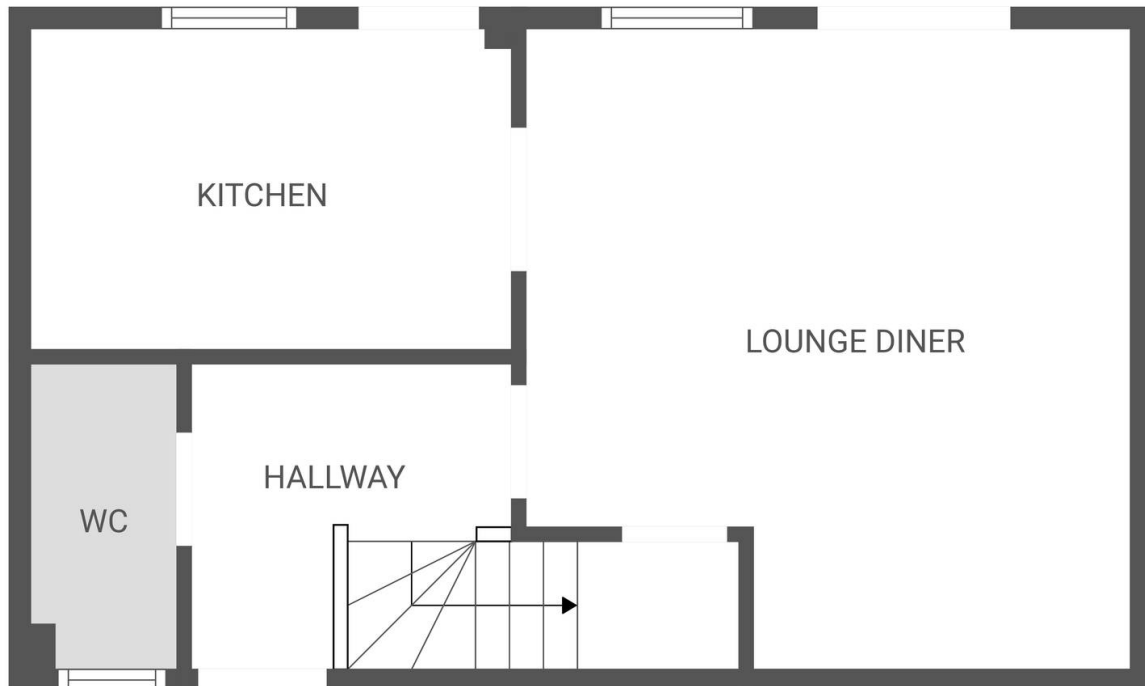
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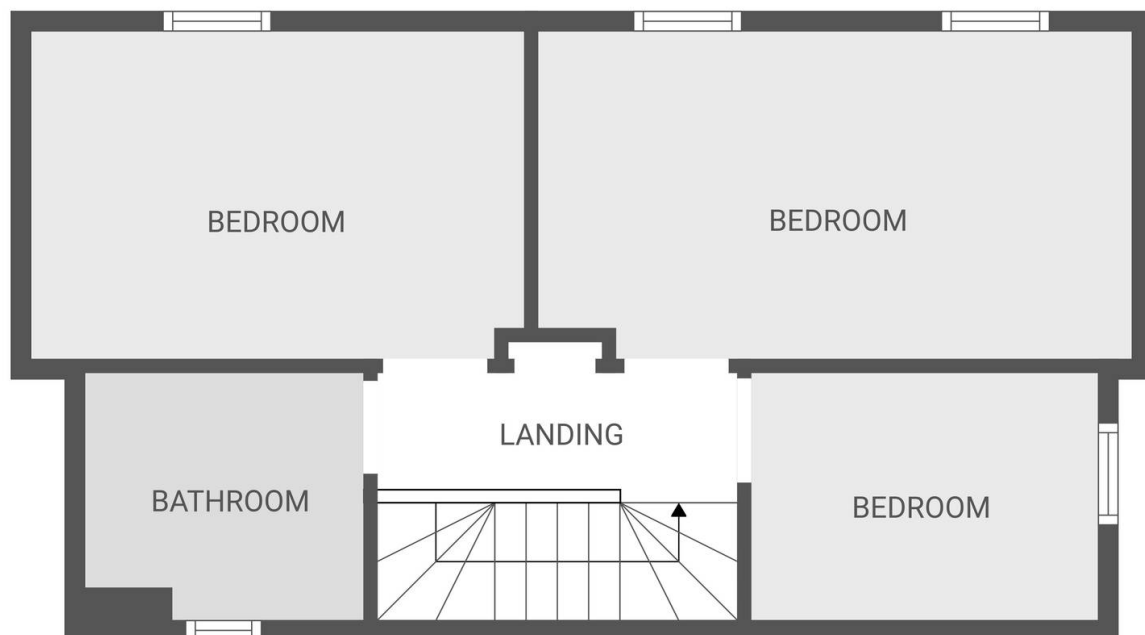
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