



Connells

Dairy Way
Kibworth Harcourt Leicester



Property Description

Connells are delighted to present this well-maintained two-bedroom semi-detached home, offering an inviting blend of comfort, convenience and village charm.

Beautifully arranged over two floors, the accommodation includes a bright living room with access to the rear garden, a well-appointed kitchen, ground-floor WC, two generous double bedrooms and a modern family bathroom. The living room and kitchen are connected via feature sliding doors, enabling the space to become an open-plan entertaining area. Outside, the good-sized rear garden provides an excellent space for relaxation or entertaining.

The property is ideally situated within a vibrant village that boasts a superb selection of local amenities, all within easy walking distance, including pubs, parks, cafés, independent shops and everyday essentials that contribute to its friendly atmosphere. Families will appreciate the area's highly regarded educational options, including the Outstanding Kibworth C of E Primary School.

Residents can enjoy leisurely weekend walks to nearby landmarks such as the 13th-century St. Wilfrid's Church, explore scenic routes along the Grand Union Canal, or visit popular attractions like Foxton Locks and Wistow Maze. Excellent transport links, including the A6, provide direct access to Leicester and

Market Harborough, making Dairy Way an ideal location for commuters seeking a perfect balance of rural tranquillity and modern convenience.

Living Room

A bright and spacious room with French doors leading into the back garden. Understairs storage/display area and wood effect laminate flooring.

Kitchen

Located to the front of the property and fitted with contemporary wall and base units, built-in oven and induction hob with stainless steel extractor hood above, oval sink and contrasting marble effect worksurface and upstand. Sliding door to the living area.

Cloakroom

Utility area with undercounter space for washing machine fitted with base unit and contrasting marble effect worksurface. Pedestal sink and WC.

Bedroom 1

Double bedroom to the front of the property with fitted cupboards and built-in vanity area.

Bedroom 2

Double bedroom located to the rear of the property with built-in wardrobes.

Bathroom

Stylishly decorated bathroom fitted with bath with shower above, pedestal sink and WC.

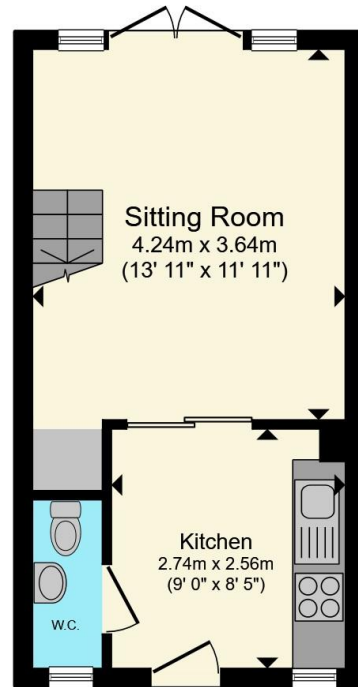
Outside

To the front of the property is a practical, easy to maintain garden while to the rear is a fully enclosed garden ideal for additional entertaining space. The property also benefits from two allocated parking spaces.

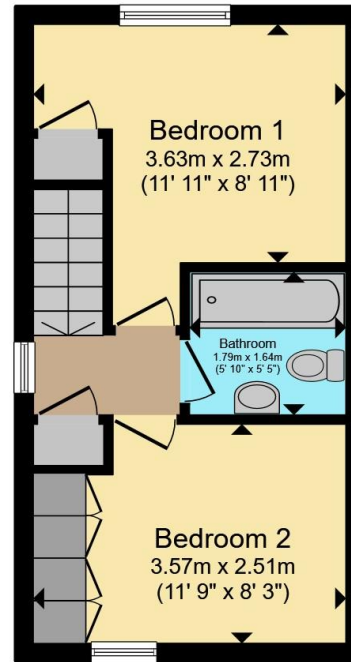








Ground Floor



First Floor

Total floor area 50.6 m² (544 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



To view this property please contact Connells on

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EPC Rating: C Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/MKH308341



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