

FLOOR PLAN

DIMENSIONS

Entrance Hall

Living Room
17'5 x 10'06 (5.31m x 3.20m)

Kitchen
9'2 x 8'5 (2.79m x 2.57m)

Downstairs WC

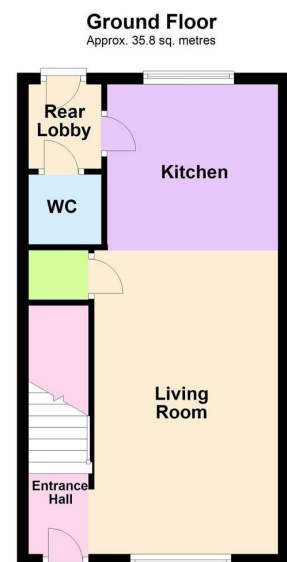
Rear Lobby

Upstairs Landing

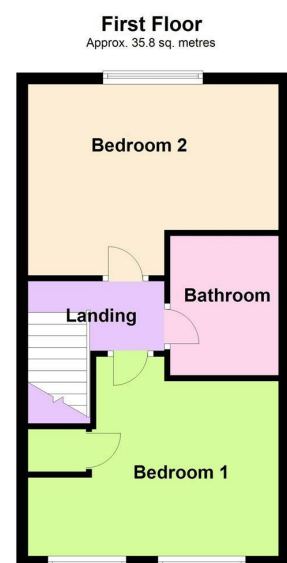
Bedroom One
13'8 x 11'3 (4.17m x 3.43m)

Bedroom Two
13'9 x 10'11 (4.19m x 3.33m)

Family Bathroom
7'1 x 8'0 (2.16m x 2.44m)



Total area: approx. 71.5 sq. metres



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

7 Lapwing Lane, Kibworth Beauchamp, Leicestershire, LE8 0XR

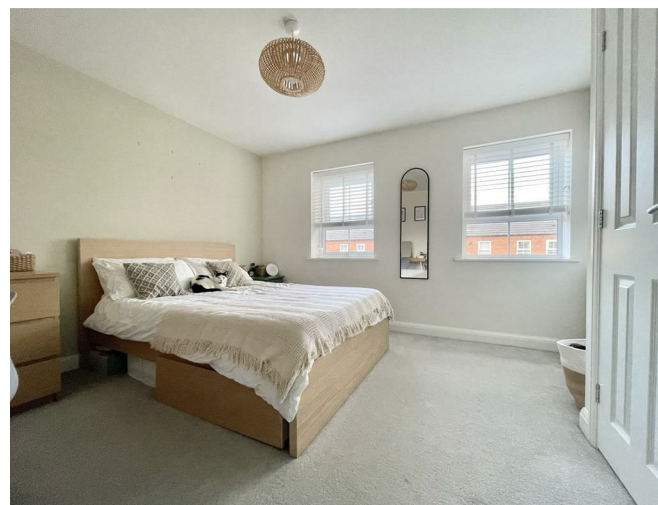
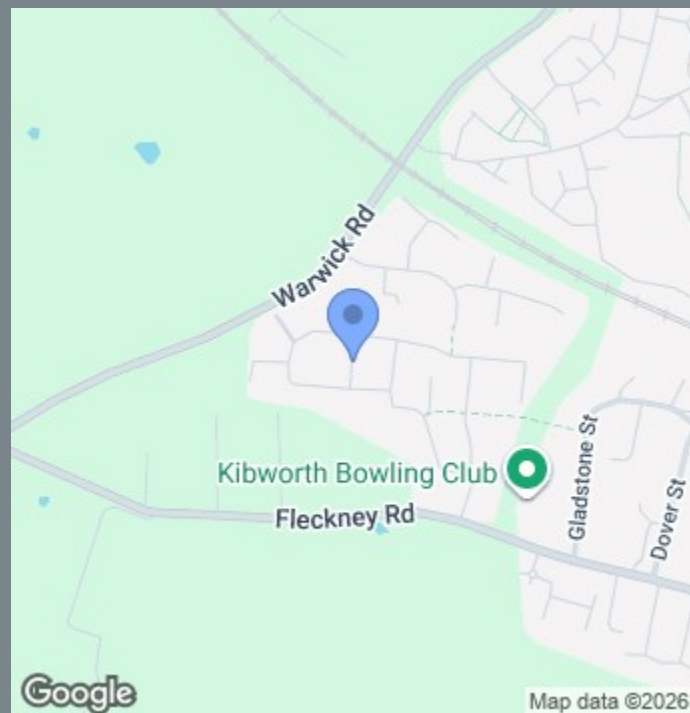
Offers Over £230,000

OVERVIEW

- Two Bedroom Terraced Home
- Open Plan Family living - Lounge and Dining Area
- Fully Fitted Stylish Kitchen
- Downstairs WC
- Family Bathroom
- Private Enclosed Rear Garden
- No Onward Chain
- EPC Rating - B, Freehold
- Council Tax Band - B
- Must Be Viewed

LOCATION LOCATION....

Lapwing Lane in Kibworth Beauchamp is a peaceful residential area in a charming Leicestershire village. Kibworth itself offers a blend of historic character and modern convenience, with a friendly community, local shops, and good transport links. The village has a mix of traditional and newer homes, with green spaces and countryside nearby, making it a desirable place for families and professionals. The area has a strong sense of community, good schools, and easy access to Market Harborough and Leicester.



THE INSIDE STORY

A fantastic opportunity to purchase this stylish and contemporary two-bedroom terraced home. Ideal for first-time buyers, or anyone looking to downsize, offering modern living in a sought-after location.

Enter through the front door into the entrance hall with doors to the downstairs living. The lounge area is a great size, having a lovely light and airy feel, perfect to relax in at the end of a long day. Ample space for a table and chairs for family get togethers and entertaining. The well-equipped kitchen has an array of wall and base units and integrated appliances. A useful addition is the downstairs WC, an understairs storage cupboard and a rear lobby providing access to the garden. Upstairs, you will find two generous double bedrooms and a modern family bathroom, complete with a bath, shower over, low level WC and wash hand basin.

The secure rear garden boasts a slabbed patio and a neatly maintained lawn, perfect for outdoor relaxation in the warmer summer months. To the front, the property benefits from two dedicated parking spaces.

A must-see home for those looking for comfort, convenience, and affordability.

