

8 Gladstone Street, Kibworth Beauchamp, LE8 0HL



£595,000

Adams & Jones must insist on an inspection of our three dimensional floorplans followed by a personal viewing of this property to appreciate the vastly extended accommodation of approximately 2,300 square foot on offer. The attractive Victorian facade of the property hides a vastly extended rear section, added at various points over the following years. Accommodation briefly comprises lounge, dining room, kitchen with a large pantry off, study/family room, utility room, rear porch and ground floor shower room. The first floor sees four bedrooms with fifth bedrooms/dressing room off the master and a family bathroom with four piece suite. Outside the property occupies a very generous plot providing a large rear garden and a driveway with central courtyard leading to an oversized single garage.

Service without compromise

Dining Room 14'8" x 12'6" (4.47m x 3.81m)



Main front entrance door. Timber double-glazed sash window to front. Multi fuel burning stove fire. Tiled floor. Radiator.

Lounge 12'4" x 11'4" (3.76m x 3.45m)



Timber double-glazed sash window to front and double-glazed windows to the rear with plantation shutters. Multi fuel burning stove fire. Radiator.



Study/Family Room 17'6" x 17'5" max / 11'7" min
(5.33m x 5.31m max / 3.53m min)



UPVC double-glazed French doors with sidelights to the rear. Timber double-glazed window to the side. Log burner. Exposed brick walls. Tiled floor.



Kitchen 15'6" x 9'0" (4.72m x 2.74m)



Timber framed double-glazed window to side. Fitted range of floor mounted units. Ceramic one and a half bowl sink. Polished stone worktops. Electric double oven. Induction hob with extractor hood over. Integrated dishwasher. Cupboard housing gas central heating boiler. Exposed timber ceiling beams.



Pantry 9'0" x 5'2" (2.74m x 1.57m)



Located off the kitchen with brick floor, shelving and lighting.

Utility Room 6'0" x 4'9" (1.83m x 1.45m)



Space and plumbing for washing machine and dryer. Fitted range of wall and floor mounted units. Stainless steel sink. Tiled floor.

Rear Porch



UPVC double-glazed windows and French doors leading out to the courtyard. Tiled flooring.

Shower Room



WC. Wash hand basin over storage unit. Shower cubicle. Heated towel rail. Extractor fan.

Landing

Timber framed double-glazed window to side. Radiator.

Master Bedroom 17'6" max with sloping ceilings x 18'0" max / 11'8" (5.33m max with sloping ceilings x 5.49m max / 3.56)



Timber framed double-glazed window to the rear with plantation shutters and overlooking the rear garden. Timber framed double-glazed window to side. Eaves storage. Radiator.



Dressing Room/Study/Fifth Bedroom 16'4" x 10'8" plus eaves slopes (4.98m x 3.25m plus eaves slopes)



Located off the master bedroom with two double-glazed skylights to rear and timber framed double-glazed window to rear. Two radiators.

Bedroom Two 12'7" x 11'8" (3.84m x 3.56m)



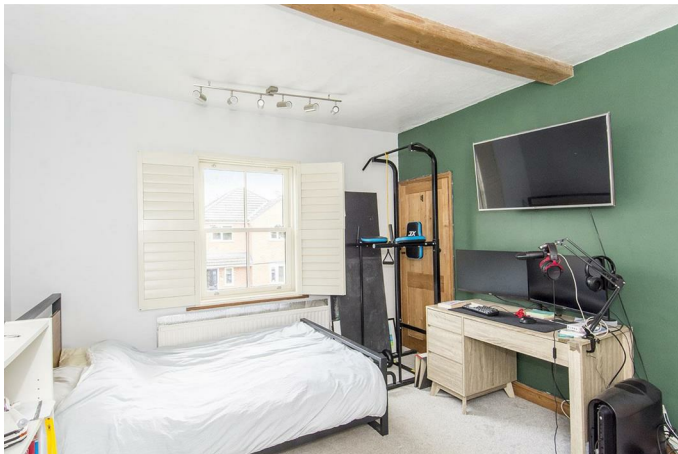
Timber framed double-glazed sash window to front with plantation shutters. Cupboard housing loft access hatch.



Bedroom Three 12'6" x 11'5" (3.81m x 3.48m)



Timber framed double-glazed sash window to front with plantation shutters. Timber framed double-glazed window to rear. Cast iron fire place. Radiator.



Bedroom Four 11'8" with sloping ceilings x 9'6" (3.56m with sloping ceilings x 2.90m)



Double-glazed skylight. Radiator.



Service without compromise

Bathroom



Four piece suite comprising; WC, wash hand basin, shower cubicle and clawfoot bath. Double-glazed skylight. Heated towel rail. Exposed timber flooring.



Front



Lawned front garden with block paved driveway leading to the side of the property into a central courtyard to the garage.

Garage 21'8" x 12'4" (6.60m x 3.76m)



Timber double vehicle access doors. Power and light connected. Glazed side entrance door. Timber double-glazed window to rear.



Rear Garden



Mainly laid to lawn with porcaline paved patio and hedged borders.



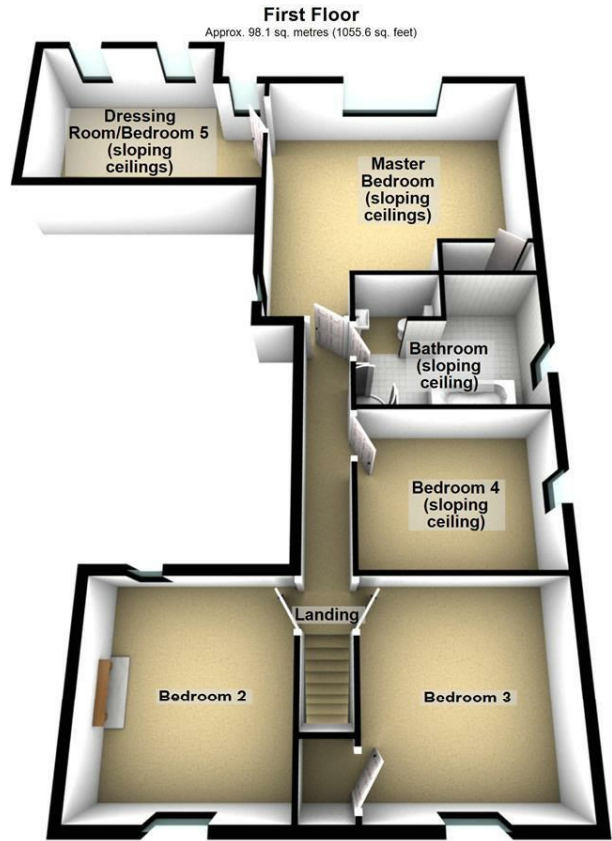
Solar Panels

There are solar panels owned outright with the property which feed into batteries in the garage.

Note For Prospective Buyers

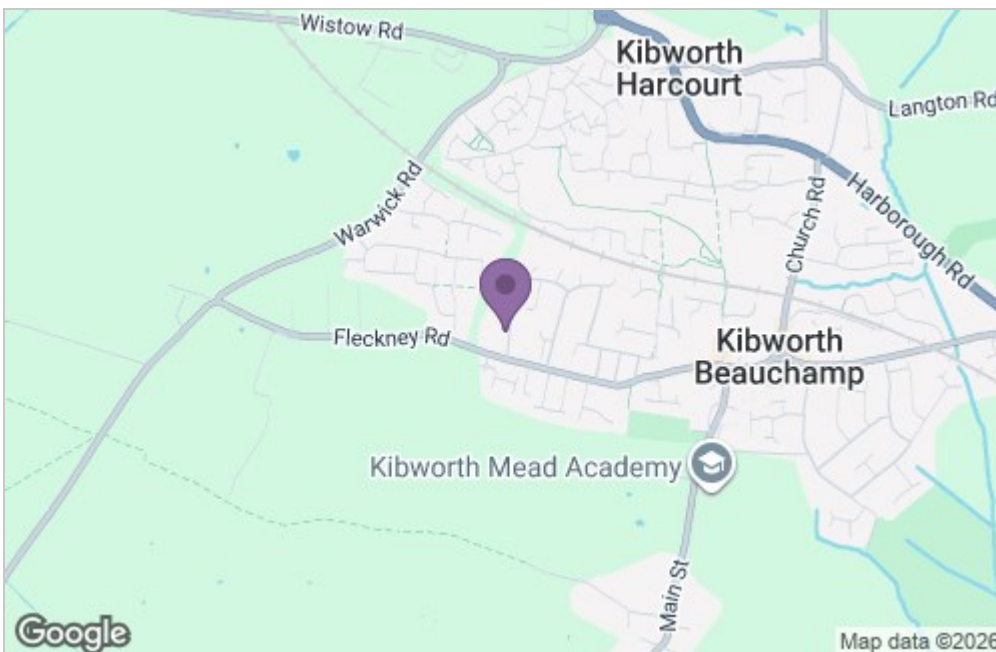
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

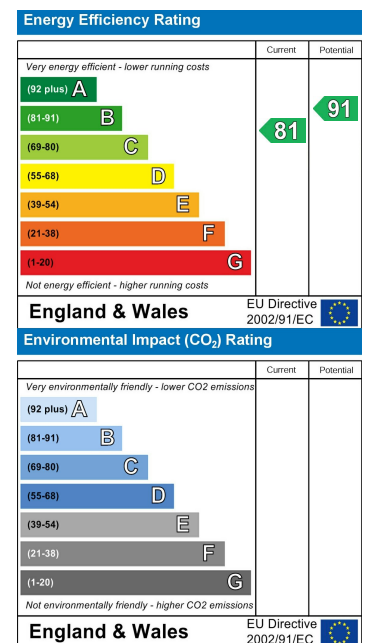


Total area: approx. 214.2 sq. metres (2305.3 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise