



**Connells**

Links Road  
Kibworth Beauchamp Leicester



## Property Description

A generous, modern four bedroomed detached family home with a garage located in this ever popular south Leicestershire village, just a few minutes walk from the village centre.

The property offers practical family living across two spacious floors. On arrival, a welcoming entrance hall with a contemporary front door and window creates an immediate sense of light and space. The spacious lounge provides the perfect setting for relaxation. The dining room is accessed from the lounge and leads onto the good size kitchen and utility room.

The first floor has four good sized bedrooms, including a master bedroom with en-suite bathroom. A beautifully appointed family bathroom serves the other bedrooms. Outside, the property has a driveway for 3 cars plus garage and a good-sized rear garden.

Kibworth Beauchamp and Kibworth Harcourt offer an excellent range of daily amenities including a good range of shops, post office, medical centres, CO-OP supermarkets, boutiques, pubs and restaurants. The village has a thriving community who can enjoy a number of sports/leisure facilities including cricket, bowling, tennis and an 18-hole golf course. Kibworth Primary School, rated Outstanding by Ofsted, offers excellent schooling while there are excellent road networks leading to J20 of the M1, whilst the M69, M6 and M42 are all accessible from

junction 21 of the M1. For the commuter, London, St Pancras, is accessible from both Leicester and Market Harborough train stations.

## Entrance Hallway

### Lounge

21' 9" max x 12' 2" ( 6.63m max x 3.71m )

Storage Cupboard

### Dining Room

### Kitchen

12' 1" x 9' ( 3.68m x 2.74m )

### Utility Room

5' x 8' ( 1.52m x 2.44m )

### Landing

### Bedroom One

15' 11" x 9' 11" ( 4.85m x 3.02m )

Storage

### En-Suite

Fully tiled, Shower, WC and basin

### Bedroom Two

20' 11" max x 8' ( 6.38m max x 2.44m )

Storage cupboard, windows both side and potential to have an en-suite.

### Bedroom Three

12' 2" x 6' 3" ( 3.71m x 1.91m )

**Bedroom Four**

9' 11" x 9' 10" ( 3.02m x 3.00m )

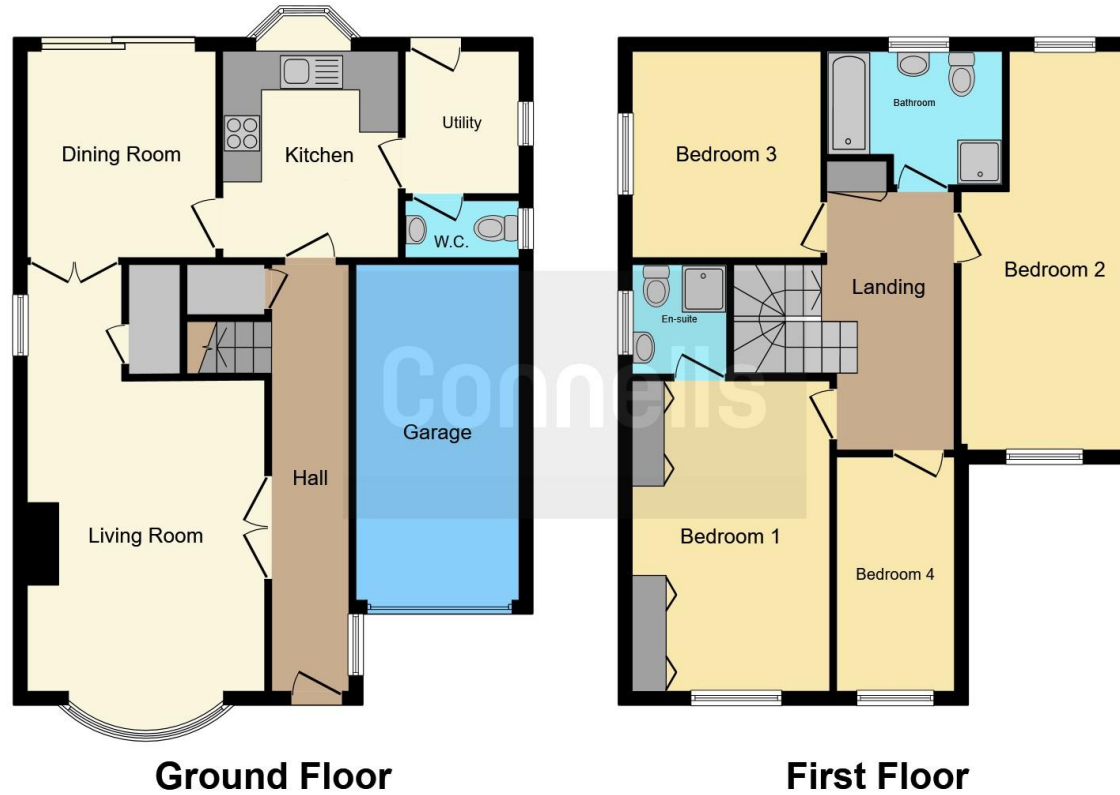
**Bedroom Four**

9' 11" x 9' 10" ( 3.02m x 3.00m )









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.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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