



# South Way

KIBWORTH BEAUCHAMP, LEICESTERSHIRE

JAMES  
SELICKS

A beautifully renovated and extended four-bedroom family home, finished to an exceptional standard throughout and offering stylish, energy-efficient living in a highly sought-after Kibworth location. This impressive home combines high-quality finishes with practical family space, creating a bright, contemporary environment ready to move straight into.

Recently renovated and extended to a high specification • Four well-proportioned bedrooms • Stunning open plan kitchen/dining/living space • Bespoke kitchen with premium integrated appliances • Underfloor heating throughout the ground floor • Energy-efficient upgrades helping to reduce running costs • Separate sitting room offering additional reception space • Utility room and ground floor WC • High-quality windows and doors installed throughout the ground floor • Remaining garage space with potential for home office or studio (STPP)

#### Accommodation

The property is entered via a welcoming hallway leading through to a superb open plan kitchen, dining and living space forming the heart of the home. The bespoke kitchen is fitted with premium appliances and a large central island, perfectly designed for both everyday family life and entertaining. This space is flooded with natural light, enhanced by large, glazed doors opening onto the garden. A separate sitting room provides a more formal reception area, while a utility room and ground floor WC add further practicality. The entire ground floor benefits from underfloor heating, creating a warm and comfortable living environment.

Upstairs, the property offers four bedrooms, all presented to a high standard with a clean, modern finish. The principal bedroom is complemented by ample space and pleasant outlooks, while the remaining bedrooms are well-proportioned and versatile for family living or home working. The accommodation is served by stylish bathroom facilities, including a contemporary family bathroom and an additional shower room, both finished with quality fittings.

#### Outside

To the rear, the property enjoys a well-maintained garden, mainly laid to lawn with a patio area ideal for outdoor dining and entertaining. The space is private and enclosed, making it perfect for families. To the front, there is driveway parking alongside access to the brick built storage. The retained garage space offers excellent potential for conversion into a home office, studio or additional living space, subject to the necessary consents.

#### Location

Tucked just off the heart of the sought-after village of Kibworth Beauchamp, these homes enjoy the best of both worlds; vibrant village living with easy access to beautiful South Leicestershire countryside, and excellent transport links. The village itself is brimming with charm, offering boutiques, GP surgeries, shops, a delicatessen, butcher's, popular public houses and restaurants, plus local country footpaths for scenic walks, open spaces, playgrounds, tennis courts and a MUGA (multi use games area) and a host of sports clubs including tennis, golf, bowls, and cricket.





For a wider selection, the nearby market town of Market Harborough offers a bustling mix of independent boutiques, high street shopping, a theatre, leisure centre, Waitrose and other supermarkets, plus a wide choice of restaurants, pubs, and wine bars. There is also a mainline rail link to London St. Pancras in just under an hour.

Families will find excellent education options close by. Kibworth Primary School, rated Outstanding by Ofsted, sits at the heart of the community and flows through to Kibworth High School. For those seeking private education, Stonegate Preparatory in Great Glen, Leicester Grammar School, and Leicester High School are all within easy reach and are some of the most renowned schoolings within the county.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Listed Status:** Not Listed

**Conservation Area:** No

**Tax Band:** E

**Services:** The property is offered to the market with all mains services and gas-fired central heating

**Broadband delivered to the property:** FTTC

**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way & Covenants:** Yes

**Flooding issues in the last 5 years:** No

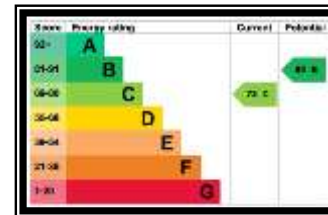
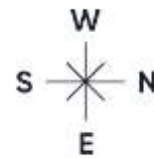
**Accessibility:** Two storey dwelling, no modifications made

**Planning issues:** None our clients are aware of

**Satnav Information:** The property's postcode is LE8 0SH







Approximate total area<sup>nt</sup>

153.2 m<sup>2</sup>

1650 ft<sup>2</sup>

Reduced headroom

0.3 m<sup>2</sup>

3 ft<sup>2</sup>



Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360



Floor 1

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