

9 Elliot Close, Kibworth Beauchamp, LE8 0EZ



£319,950

Sit on a pleasant Kibworth Beauchamp cul-de-sac is this modern detached home with a fantastic timber framed conservatory and South facing garden at the rear. The property is offered in very good order and in brief comprises entrance hall, ground floor WC, lounge/diner, kitchen, conservatory, landing, three bedrooms, master en-suite and family bathroom. Outside the property offers a driveway, single garage and its aforementioned South facing rear garden.

Service without compromise

Entrance Hall



Double-glazed front entrance door and sidelight. Radiator. Stairs to first floor landing.

Ground Floor WC



Opaque UPVC double-glazed window. WC. Wash hand basin. Cloaks cupboard. Radiator.

Lounge/Diner 24'7" max into box bay window x 10'2" (7.49m max into box bay window x 3.10m)



UPVC double-glazed box bay window to the front. Double-glazed sliding patio doors to the rear. Two radiators.



Kitchen 16'2" x 8'8" (4.93m x 2.64m)



UPVC double-glazed window to side. Wall and floor mounted kitchen units with roll edge work tops. One and a half bowl sink. Space and plumbing for dishwasher and washing machine. Space for fridge. One and a half width stove style oven included in the sale. Tiled splash backs. Tiled flooring. Radiator. Glazed French doors through to conservatory.



Conservatory 13'2" x 9'8" (4.01m x 2.95m)



Brick base with timber double-glazed windows and roof. Tiled floor. French doors leading out to the side.

Landing



Loft access hatch. Airing cupboard.

Master Bedroom 10'4" x 10'0" (3.15m x 3.05m)



UPVC double-glazed window to front. Built in wardrobe. Radiator.



UPVC double-glazed window to rear. Built in wardrobe. Radiator.

Master En-Suite 8'9" x 5'1" (2.67m x 1.55m)



Opaque UPVC double-glazed window. WC. Wash hand basin over drawer unit. Shower cubicle. Heated towel rail. Half tiled walls. Tiled floor.

Bedroom Two 10'3" x 8'0" to wardrobe doors (3.12m x 2.44m to wardrobe doors)



UPVC double-glazed window to rear. Built in wardrobe. Radiator.



Bedroom Three 9'1" x 7'3" (2.77m x 2.21m)



UPVC double-glazed window to rear. Radiator.

Bathroom 8'2" x 5'5" (2.49m x 1.65m)



Opaque UPVC double-glazed window to side. WC.

Wash hand basin. Panelled bath with built in shower and glazed shower screen. Heated towel rail. Half tiled walls. Tiled flooring.

Front



Small front garden with metal railings. Driveway providing off road parking leading to the single garage.

Garage

Up and over vehicle access door.

Rear Garden



Facing approximately a southerly direction and mainly laid to lawn with a variety of plant borders, paved patio area and timber shed.



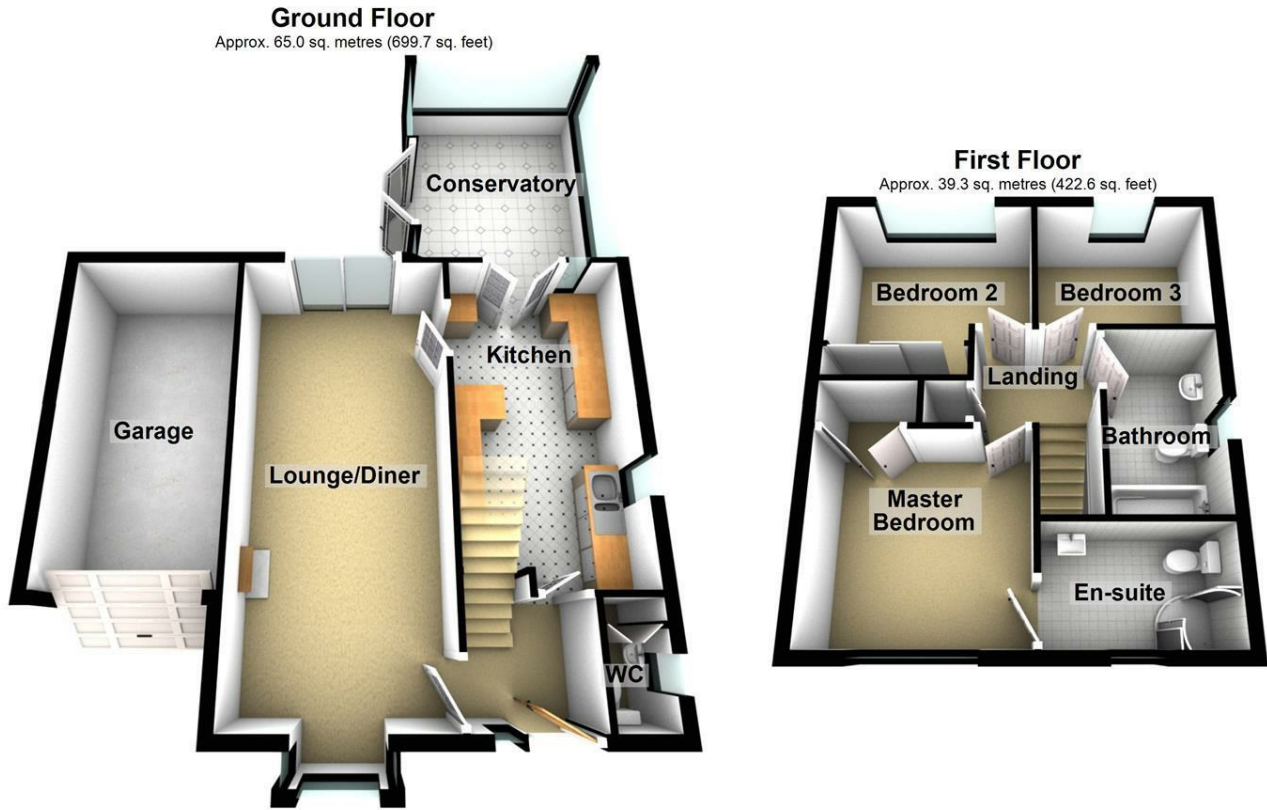
Rear Aspect



Notice 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

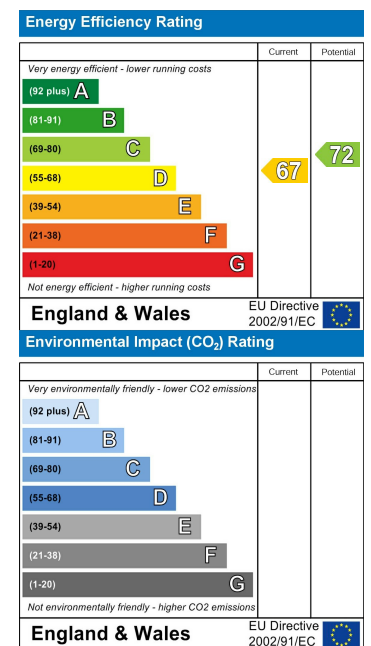


Total area: approx. 104.3 sq. metres (1122.3 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise