ADAMS & JONES

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Service without compromise

15 Folley Road, Kibworth Beauchamp, LE8 0PF

£325,000

Tucked away in the corner of a pleasant cul-de-sac, within easy reach of the village's centre with its fantastic range of shops, restaurants, pubs and schools is this three-storey semi detached property. Accommodation enjoys a number of upgrades and is offered for sale in stylish decorative order. It briefly comprises; entrance hall, ground floor WC, lounge, kitchen/diner, three double bedrooms, master en-suite and family bathroom. Outside is a driveway leading to a single garage and an attractive rear garden.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Entrance Hall

Composite double-glazed front entrance door. Radiator.

Lounge 17'7" x 12'0" (5.36m x 3.66m)

UPVC double-glazed box bay window to front aspect. Coving to ceiling. Two radiators.

Ground Floor WC

WC. Wash hand basin. Amtico flooring. Heated towel rail.

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Kitchen Diner 15'5" x 9'9" (4.70m x 2.97m)

UPVC double-glazed French doors to rear. UPVC double-glazed window to rear. Range of gloss faced wall and floor mounted units with LED lighting inset. Integrated dishwasher. Integrated washing machine. Integrated fridge/freezer. Integrated electric oven and microwave. Gas hob with extractor hood over. Amtico flooring. Radiator.

Landing

UPVC double-glazed window to side. Cupboard housing re-fitted Worcester combination boiler.

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Bedroom Two 14'9" to wardrobe doors x 9'0" (4.50m to wardrobe doors x 2.74m)

UPVC double-glazed window to front. Fitted wardrobes. Radiator.

Bedroom Three 9'6" x 8'9" (2.90m x 2.67m)

UPVC double-glazed window to rear. Radiator.

Family Bathroom 6'3" x 6'2" (1.91m x 1.88m)

Opaque UPVC double-glazed window to rear. WC. Wash hand basin. Panelled bath with built in shower and glazed shower screen over. Tiled splash backs. Tiled floor. Shaver point. Heated towel rail.

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Stairwell

UPVC double glazed window to front. Stairs rising to second floor.

Second Floor Master Bedroom 15'3" x 13'9" to wardrobe doors (4.65m x 4.19m to wardrobe doors)

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

Master En-Suite

Double-glazed skylight. WC. Wash hand basin. Double width shower cubicle. Shaver point. Heated towel rail. Tiled splash backs. Luxury vinyl tiled floor.

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Front
Tarmac driveway leading to single garage and gated side access through to the rear garden.

Garage 17'9" x 9'1" max internal measurements (5.41m x 2.77m max internal measurements)
Up and over vehicle access door. Power and light connected. Side entrance door through to garden.

Rear Garden

Indian sandstone patio. Lawned area. Plant borders. Enclosed by timber fencing.

Cul-de-sac Green

Just along the road is a pleasant green for communal use.

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.

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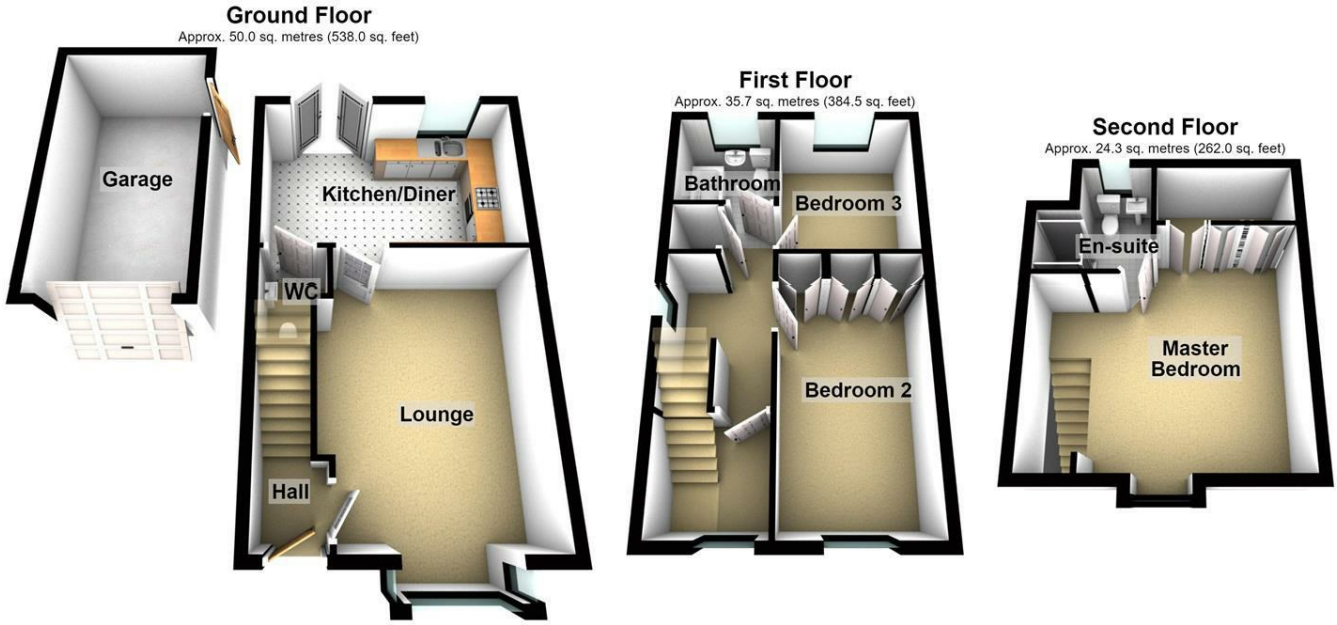
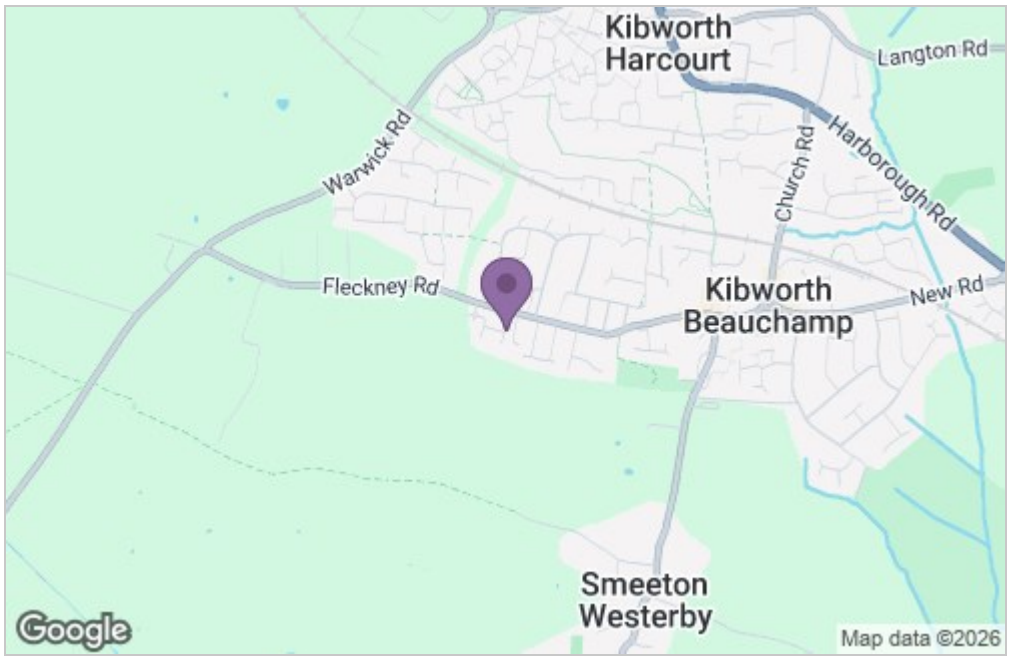
Floor Plan

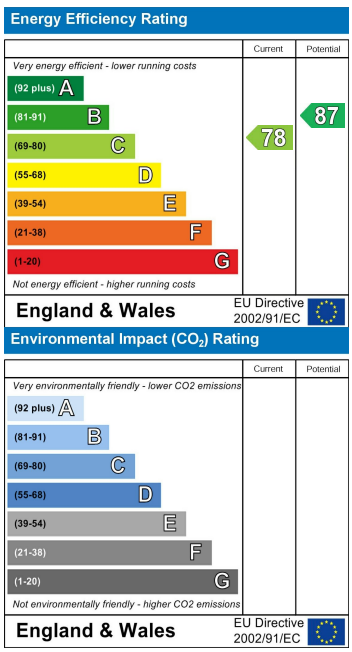


Total area: approx. 110.1 sq. metres (1184.6 sq. feet)

Area Map



Energy Efficiency Graph



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