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HENDERSON
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ESTATE AGENTS

“Make It Yours, Make It Home!”

Conveniently located within the heart of Kibworth, this fantastic semi-detached property offers a perfect purchase for those looking to add their own stamp on to, offered for sale with no upward chain and featuring three good sized bedrooms and a garage!





The Leys,
Kibworth Beauchamp
LE8 ONZ















Located within the popular village of Kibworth Beauchamp the property is conveniently located within walking distance to the primary school, local shops, secondary school and further amenities. The A6 is also within a short driving distance with links to Leicester and Market Harborough both offering excellent rail links to London St Pancras.

Entrance to the property is gained through an entry porch with a door leading into the hallway. The hallway features an understairs cupboard and stairs rise to the first floor.

Beautifully appointed living/dining room boasting a dual aspect flooding the room with an abundance of natural light. The living room benefits from a large window overlooking the front elevation and a gas fireplace, whilst an archway opens in the dining area providing ample space for a table and chairs, a door into the kitchen and sliding patio doors out to the garden.

The kitchen comprises an array of eye and base level units, a roll top work surface, ceramic wall tiling, a sink beneath the windowsill, and space for a cooker and a fridge freezer. A separate utility cupboard provides space and plumbing for a washing machine, and a door off the kitchen leads into the boot room.

The boot room offers a practical space for storage and features tiled flooring, a window, a door out to the garden and access to the guest WC.

The guest WC comprises ceramic tile flooring, a wash hand basin and a WC.

Stairs rise to a naturally lit first floor landing with a window to the side elevation and a loft hatch to a partially boarded attic.

Three well-proportioned bedrooms, with two benefitting from being double in size with fitted wardrobes, and the third bedroom offering single room or study.

The shower room features attractive wall tiling, a large shower cubicle, a wash hand basin with a vanity cupboard beneath and a WC.

The property occupies a frontage with slate chippings and a driveway to the side with off road parking for two vehicles.

There is also access to a single garage, with power and lighting, and a side personnel door.

The well-maintained rear garden features a lawn, an array of planted borders and a paved patio area. A pathway leads to the garage with storage behind and a gate to the driveway.

Kitchen - 2.41m x 3.38m (7'11" x 11'1") max

Living Room - 3.4m x 3.51m (11'2" x 11'6")

Dining Room - 2.69m x 3.23m (8'10" x 10'7")

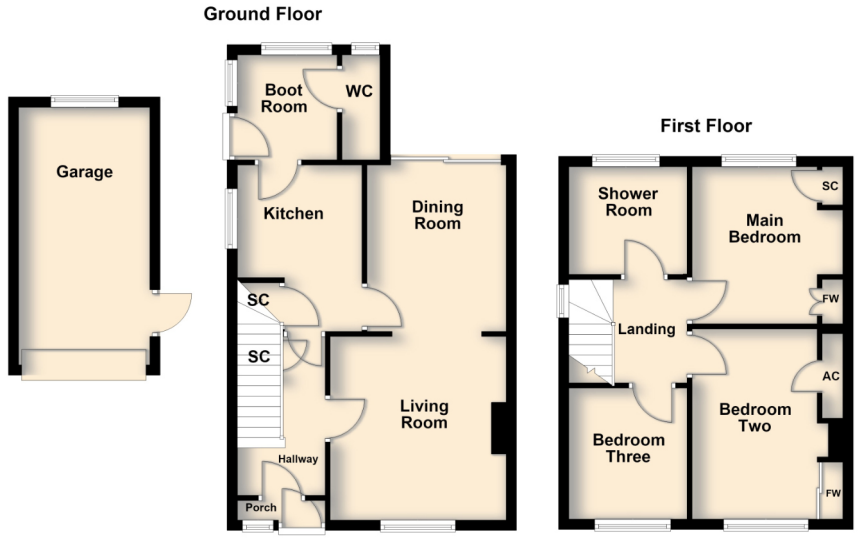
Boot Room - 1.93m x 2.03m (6'4" x 6'8")

Main Bedroom - 2.72m x 3.05m (8'11" x 10'0")

Bedroom Two - 2.92m x 3.68m (9'7" x 12'1")

Bedroom Three - 2.29m x 2.54m (7'6" x 8'4")

Shower Room - 2.44m x 2.13m (8'0" x 7'0")







*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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