



HENDERSON  
CONNELLAN  
For sale  
01858 410400

**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

## “The Plot And Potential Combine”

Set on a generous plot within a well-established residential location, this three-bedroom detached home offers spacious accommodation, extensive off-road parking, a garage and a mature, private rear garden and benefits from well-proportioned rooms throughout.



Brookfield Way  
Kibworth Beauchamp  
LE8 0SA





Brookfield Way forms part of the popular and well-served village of Kibworth Beauchamp. The village benefits from a wide range of amenities including independent shops, cafés, medical facilities and highly regarded schooling including Kibworth C of E Primary School and Kibworth Mead Academy. Excellent road links are available via the A6.

Entrance is granted into the hallway via a timber glass panelled door providing access to the dining and living room and staircase rising to the first floor.

The well-proportioned living room features an exposed brick wall, a gas fireplace and two large windows to the side elevation, flooding the room with natural light.

The spacious dining room features a glass sliding double door to the rear garden which provides a lovely view.

The kitchen comprises a range of eye and base level units with square edged granite work surfaces, a stainless steel one and a half bowl sink with mixer tap, space and plumbing for washing machine and dishwasher and space for a fridge and freezer. The kitchen also benefits from a window overlooking the garden and a glass panelled door leads to the garden.



The WC comprises a low-level WC and wash hand basin with a frosted window to the front elevation.

Stairs rise to the first floor, the landing with access to three bedrooms and the family bathroom.

The main bedroom boasts a large window overlooking the rear garden, providing a peaceful outlook. Bedroom two is a comfortable double room with a larger window flooding the room with natural light. Both the main bedroom and bedroom two have access to eaves storage. Bedroom three offers versatility as a single bedroom, nursery or home office with a beautiful view.



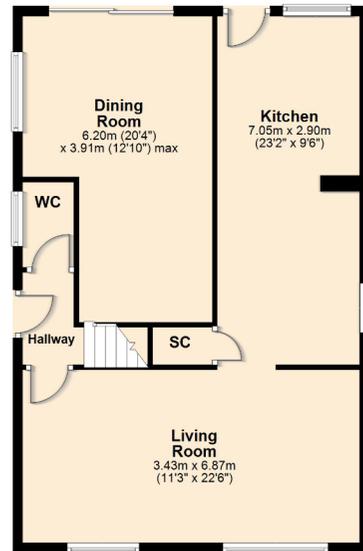
The family bathroom comprises a three-piece suite including a walk-in shower with glass screen, a wash hand basin, low-level WC and a chrome heated towel rail.

The property benefits from a substantial gravel driveway providing ample off-road parking for multiple vehicles. Mature hedging and established planting border the frontage, creating a degree of privacy from the road. Timber gates provide access through to additional parking and the garage.

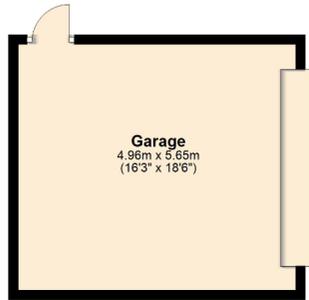
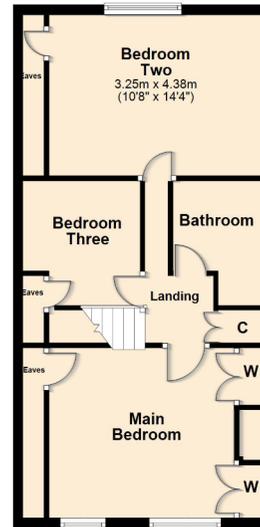
The rear garden which is predominantly laid to lawn offers a generous and established outdoor space benefitting from mature trees, shrubs and planted borders creating a private setting. A particularly attractive feature is the brook running along the right-hand side boundary of the property, naturally separating the garden from the neighbouring home and enhancing both privacy and character. Surrounded by established greenery, the brook introduces a tranquil element to the garden.



Ground Floor



First Floor



\*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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