



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Rural Level Living!"

Situated in the rural village of Sibbertoft and neatly set back from the road, this three bedroom, semi-detached bungalow offers characterful features, off-road parking and countryside views to the rear elevation!



Westhorpe,
Sibbertoft,
LE16 9UL





Sibbertoft is an attractive and well-connected village with a welcoming community atmosphere, surrounded by beautiful countryside and a choice of scenic walking routes. Nearby villages including Welford, Clipston and Naseby offer a selection of pubs, local amenities and well-regarded primary schools. The village also falls within the Guilsborough School catchment, while Market Harborough is within easy driving distance, providing an excellent range of shops and amenities together with a mainline railway station offering direct services to London St Pancras.

Entrance is gained through the double-glazed front door leading into the porch with a glass panelled door flowing into the entrance hall.

Welcoming entrance hall featuring an attractive red and cream chequered tiled floor providing access to all three bedrooms and the living room.

Well-proportioned living room positioned to the rear of the property with a decorative fireplace providing an attractive focal point and double doors lead through to the conservatory, creating a natural extension of the living space.

Naturally light conservatory enjoying an outlook across the rear garden and providing direct access outside, with views extending towards the open fields beyond.

The kitchen is fitted with a range of eye and base-level units complemented by roll-top work surfaces, an integrated oven and hob and a one-and-a-half bowl sink and space for a fridge/freezer. A large window allows plenty of natural light into the room while enjoying views across the garden and towards the fields beyond.

The kitchen leads to a useful utility room providing space and plumbing for a washing machine and dryer.

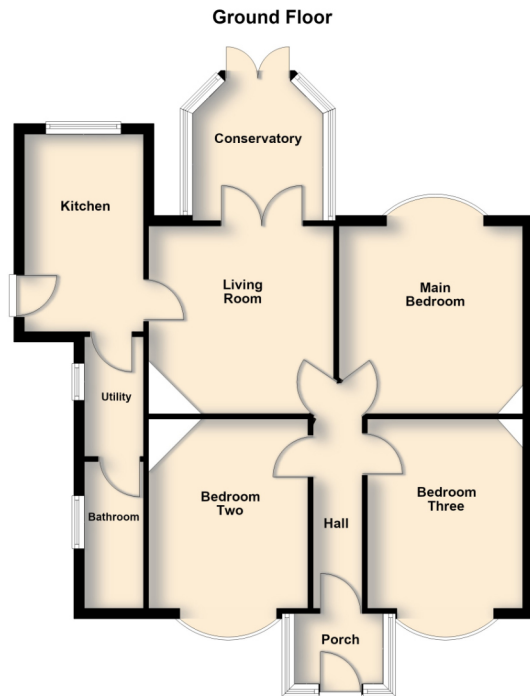
Useful utility room leading through to the bathroom, comprising a panel enclosed bath with shower wand over, a wash hand basin and WC.

There are three double bedrooms, with attractive bay windows featuring distinctive coloured leaded-effect detailing, and corner fireplaces adding character.

The property is set back from the road behind a low-level brick wall with established planting. Steps rise to the enclosed entrance porch and a block-paved driveway to the side provide off road parking and path leads to the rear of the property.

NB - This property is currently tenanted, and the tenants' belongings have been digitally removed from the photographs.





Porch - 1.68m x 1.32m (5'6" x 4'4")

Living Room - 3.63m x 3.51m (11'11" x 11'6") max

Kitchen - 3.73m x 2.26m (12'3" x 7'5")

Utility - 2.26m x 1.12m (7'5" x 3'8")

Bathroom - 2.77m x 1.12m (9'1" x 3'8")

Main Bedroom - 3.56m x 3.48m (11'8" x 11'5") max

Bedroom Two - 3.58m x 2.95m (11'9" x 9'8") max

Bedroom Three - 3.56m x 2.95m (11'8" x 9'8") max

Conservatory - 2.64m x 2.46m (8'8" x 8'1") maxLiv

*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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