

Dairy Way, Kibworth Harcourt **Freehold** £350,000 O.I.E.O.

Pattison Lane

Key Features

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- Three-Storey Semi-Detached Family Home
- Desirable Kibworth Location
- Immaculately Presented Throughout
- Newly Fitted Kitchen with Juliette Balcony
- En-Suite to Master Bedroom

Welcome to the market this exceptional three-storey semi-detached family home, perfectly positioned in a popular and peaceful residential development within the highly sought-after village of Kibworth.

Offering a fantastic blend of style and flexible living space, the property is within easy reach of local amenities, well-regarded schools, and excellent road links.

You are welcomed into the home via an entrance hallway that leads to a thoughtfully designed ground floor, featuring two generously sized double bedrooms-one of which benefits from a convenient Jack-and-Jill access to a modern shower room and built in wardrobes-alongside handy built-in storage spaces and a dedicated utility room.

Moving up to the first floor, you will find the true heart of the home: a stunning, newly fitted kitchen and dining room complete with a charming Juliette balcony that floods the space with natural light. The kitchen comes fully equipped with a comprehensive range of







integrated appliances, including a fridge-freezer, dishwasher, hob, double oven, and a built-in microwave. A separate, well-proportioned living room completes this floor, offering a warm and inviting area to relax and unwind.

The second floor is dedicated to private family quarters, housing two additional double bedrooms, both featuring built-in wardrobes. The impressive master bedroom further benefits from a sleek en-suite shower room, while the remaining bedroom is served by a contemporary, beautifully appointed family bathroom.

Outside, the property boasts a fully enclosed rear garden that is ideal for family gatherings, summer BBQs, and children's play. To the side, there is a convenient single garage featuring an electric door, accompanied by an allocated parking space directly in front. Additionally, the home is equipped with modern solar panels, enhancing its energy efficiency and helping to lower every day running costs.

Viewings are highly advised to appreciate all this home has to offer!

The accommodation comprises:

ENTRANCE HALL

BEDROOM TWO 9'9 x 10'7 (2.97m x 3.22m)

BEDROOM THREE 9'4 x 9'11 (2.84m x 3.02m)

SHOWER ROOM 5'10 max x 8'6 max (L shaped room) (1.77m x 2.59m)

UTILITY ROOM 6'6 x 6'5 (1.98m x 1.95m)







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FIRST FLOOR LANDING

LIVING ROOM 16'2 x 11' (5.92m x 3.35m)

KITCHEN / DINING ROOM 15'8 narrowing to 6'5 x 16'2 narrowing to 8'5 (L shaped room) (4.77m narrowing to 1.95m x 4.92m narrowing to 2.56m)

SECOND FLOOR LANDING

BEDROOM ONE 16'2 max into wardrobes x 11' (4.92m x 3.35m)

EN SUITE 6' max x 6'6 max (1.82m x 1.98m)

BEDROOM FOUR 9'8 plus wardrobes x 8'6 (2.94m x 2.59m)

BATHROOM 7'4 x 5'9 (2.23m x 1.75m)

OUTSIDE

FRONT GARDEN

GARAGE 17'4 x 8'11 (5.28m x 2.71m) & DRIVEWAY

REAR GARDEN

AGENTS NOTE
Solar Panels installed

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Pattison Lane on: **01536 524425**

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The Property Ombudsman