



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"A Plot & Interior To Impress"

Occupying a fantastic sized plot within the heart of Kibworth, this semi-detached three-bedroom home is sure to impress, boasting a stunning interior, delightful front and rear gardens and a garage!



Hillcrest Avenue,
Kibworth
LE8 0NF





Located within the popular village of Kibworth the property is within a stone's throw of the local primary school and walking distance to 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 is gained through a composite front door into a welcoming entrance hall with laminate flooring, attractive panelled doors, a built-in cupboard and stairs rise to the first floor.

Beautifully appointed living room featuring a neutral decor, continued laminate flooring and large sliding patio doors which lead out to the garden.

Stunning kitchen/dining room boasting stylish tiled flooring, LED ceiling spotlights, space for a dining table and chairs and ample windows flooding the room with an abundance of natural light.

The high-quality kitchen comprises an array of shaker style eye and base level units, a quartz work-face which flows into a breakfast bar, ceramic wall tiling, a Franke one and a half bowl sink with a mixer tap, two Bosch single ovens, a four ring Induction hob, a Franke extractor hood, an integrated fridge/freezer and a dishwasher. There is also an under-stairs storage cupboard, access to a ground floor shower room and separate utility room, and a stable style door leads out to the garden.



The utility room provides space for a washing machine and a tumble dryer and is finished with tiled flooring and a window to the side elevation.

The modern ground floor shower room boasts continued tiled flooring, a chrome heated towel rail, LED ceiling spotlights, ceramic wall tiling and a white three-piece suite to include a shower cubicle, a vanity unit wash hand basin and a low-level WC.

Stairs rise to a naturally lit first floor landing with continued attractive panelled doors, a window to the front elevation, an airing cupboard and a loft hatch to a partially boarded attic with a ladder.



Three well-proportioned bedrooms, all in excellent decorative order.

The main and second bedrooms benefit from a delightful garden outlook to the rear and are double sized with fitted wardrobes.

The third bedroom is situated to the front of the property and offers a generous single or small double room.

The shower room features timber effect flooring, ceramic wall tiling and a white three-piece suite to include a shower cubicle, a pedestal wash hand basin and a low-level WC.

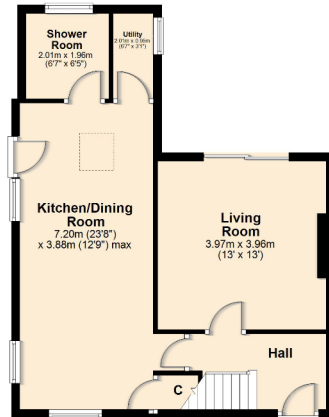
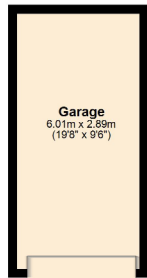
Set back from the road, the property boasts a generous frontage with a neat front garden featuring a lawn, mature trees and beautiful flowered borders. A driveway provides access for at least three cars with the bonus of a versatile covered car port to the side of the property, offering additional parking with access to the garage.

Single garage with a manual up and over door, power supply, lighting, a window and a side personnel door.

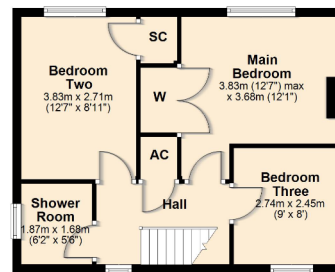
The delightful rear garden is also a fantastic size, allowing you to enjoy the garden throughout the entire day and has been beautifully maintained. The garden features a lawn well-kept lawn, planted borders and a paved patio. To the top of the garden is a raised decked seating area ideal for outdoor entertaining, a further patio and gravelled space, a timber shed and access to the garage.



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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