



12 Imperial Road,
Kibworth Beauchamp,
Leics LE8 0HR



GENERAL

An impressive family house with stylish well planned interior. The house has been built to a superb specification with zoned underfloor heating throughout the ground floor, controlled via an app, a rainwater harvesting system and high end appliances in the kitchen. The accommodation is centred on the wonderful open-plan living kitchen with bi-folds opening onto the garden and home office/snug. On the first floor there are three double bedrooms with an en-suite to the master and a family bathroom. To the front of the house there is off street parking opening onto which is a large integral single garage with utility area. The garden has been beautifully landscaped and is perfect for outdoor dining and entertaining.



LOCATION

The property is located in the highly regarded village of Kibworth Beauchamp. There are an excellent range of facilities in the village including two health centres, dentists, churches together with a primary and secondary school. There is excellent bus service to Leicester, shops, restaurants, sports clubs (eg. tennis, football, cricket, golf and bowls) . The village is also within easy reach of some of South Leicestershire's most attractive countryside. There are more comprehensive amenities in Market Harborough to the South and Leicester to the North and mainline train services are available from both of these locations. The journey time from Market Harborough station to London St Pancras International is approximately one hour on the fast services.

THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

RECEPTION HALL

With tiled floor, stairs rising to first floor, doors to the garage and cloakroom.

CLOAKROOM

With low flush lavatory and wash hand basin.

HOME OFFICE/SNUG

11'5" x 9'

A delightful room with bay window.

LIVING KITCHEN

24' x 20'5" red to 11'9"

A wonderful open plan living space which works perfectly for contemporary family living. The kitchen area is fitted with a generous range of base and wall cabinets with integrated appliances including a "Goreng" single oven and microwave, a dishwasher, electric hob with contemporary extractor over and fridge freezer. There is a dining/ sitting area with bi fold doors seamlessly connecting the garden to the indoor space.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

FIRST FLOOR LANDING

Loft hatch to boarded loft space. Doors to the bedrooms and family bathroom.

MASTER BEDROOM

13' x 11'10"

A charming room with central heating radiator. Door to en-suite.

EN-SUITE

A luxurious en-suite with wash hand basin set in vanity unit, corner shower enclosure and low flush lavatory. It should be noted that the walls are fully tiled.

BEDROOM TWO

11'9" x 10'7"

A good sized double bedroom with central heating radiator.

BEDROOM THREE

11'6" x 9' (plus alcove)

A lovely room with bay window. Central heating radiator.

FAMILY BATHROOM

Suite comprising a panelled bath with central tap, low flush lavatory, wash hand basin and corner shower enclosure. Radiator.

INTEGRAL GARAGE

19'7" x 10'

A really generously proportioned integral garage. There is a UTILITY AREA with plumbing for washing machine and an up and over door. It should be noted that there is a connecting door to the reception hall.

THE GARDEN

The garden has been beautifully landscaped with a deck which can be accessed through bi-fold doors from the living kitchen, a lawn and raised flower border.

COUNCIL TAX BAND

Harborough D.C. Tax Band D.



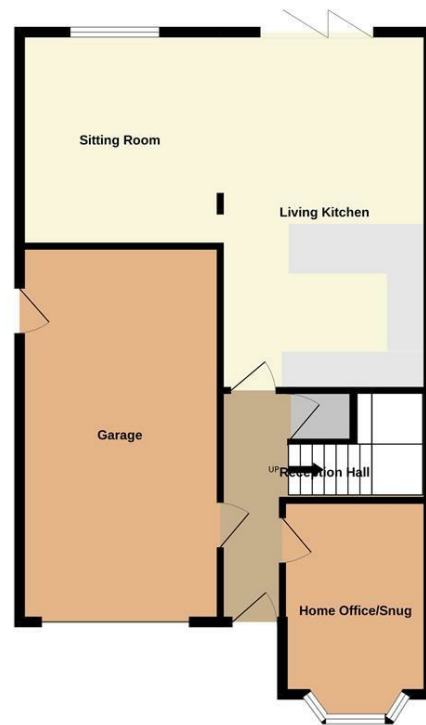








Ground Floor



1st Floor



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