



# 30 Marriott Drive

Kibworth Harcourt, Leicester, LE8 0JX

## £240,000

Offered to the market with no upward chain and vacant possession, this well presented three bedroom semi detached home occupies a pleasant position on a popular development on the outskirts of Kibworth and would make an ideal first time purchase or family home.

The accommodation is well proportioned throughout and comprises a spacious living room to the front elevation together with a dining kitchen to the rear overlooking the garden, providing an excellent entertaining space with plenty of room for both dining and day to day living.

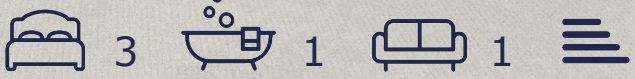
To the first floor are three good sized bedrooms, with the principal bedroom spanning the full width of the rear elevation, alongside two further bedrooms and a modern family bathroom.

Externally, the property benefits from off road parking to the side elevation together with well maintained gardens to both the front and rear. The rear garden enjoys a desirable south facing aspect, making it an ideal space to enjoy throughout the day.

Kibworth remains one of south Leicestershire's most sought after village locations, well known for its excellent range of local amenities, popular schooling and strong sense of community. The

### Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.



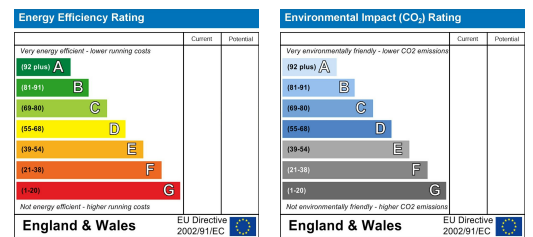
## Floor Plan



## Area Map



## Energy Efficiency Graph



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