



## 37 Rookery Close

Kibworth Beauchamp, Leicester, LE8 0SD

Offers Over £270,000

Situated in the ever-popular village of Kibworth, this beautifully extended two/three-bedroom home offers far more than first meets the eye. The property boasts a flexible layout, a superb open plan living/kitchen/dining space, a private west-facing garden, and the added benefit of a car port.

The location is a real highlight — within easy walking distance of a wide range of local amenities including shops, cafés, well-regarded primary and secondary schools, pubs, and a doctor's surgery. For commuters, both Market Harborough and Leicester are easily accessible via the A6, with direct rail links into London St Pancras.

Internally, the property is entered via a modern composite front door into a welcoming entrance hall, complete with laminate flooring, useful storage, and stairs rising to the first floor.

The standout feature of the home is the open plan living/kitchen/dining room — a fantastic space for both everyday living and entertaining. There's plenty of room for a large dining table, while double doors open out onto the garden. The living area centres around a charming log burner and flows nicely through to the rest of the space, with an archway leading down into the

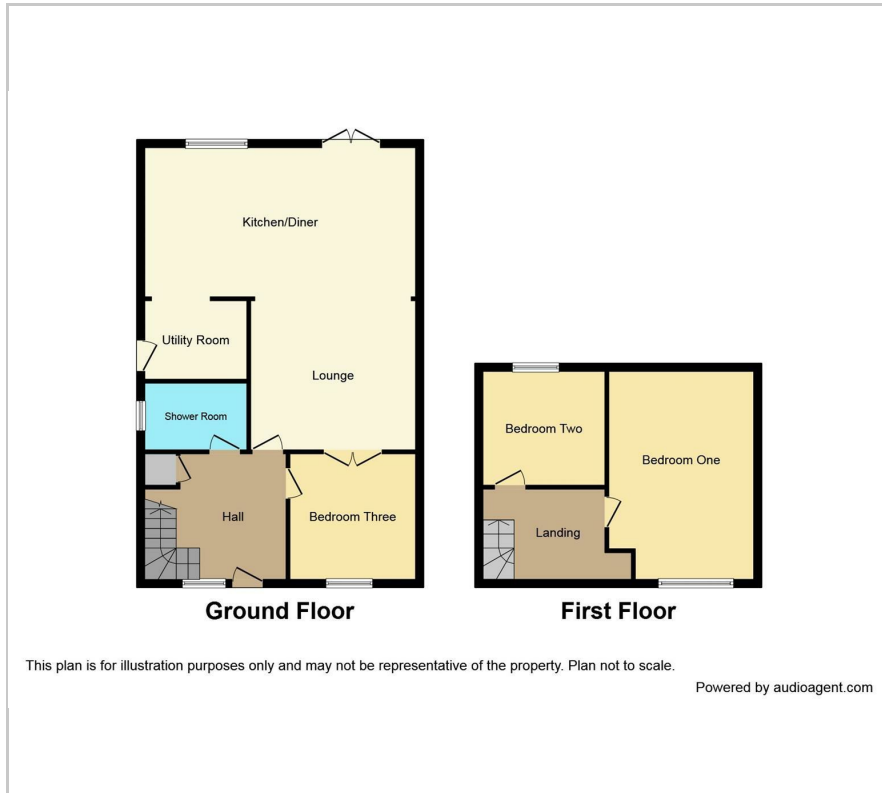
- Semi detached home
- Versatile accommodation
- Beautifully presented
- Modern fitted kitchen
- Three bedrooms
- Generous sized garden
- Planning permission granted for further extension
- No Chain

### 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.



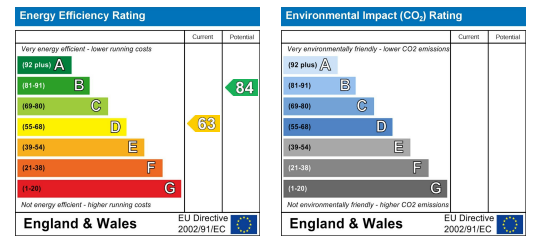
# Floor Plan



# Area Map



# Energy Efficiency Graph



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