

JAMES
SELICKS



Church Road

KIBWORTH BEAUCHAMP, LEICESTERSHIRE



This four-bedroom, two bathroom detached village home offers generous living space and excellent potential through extension and reconfiguration to create a wonderful family home designed for modern family life (subject to necessary consents). It enjoys an attractive outlook towards the Church of St. Wilfred's at the front and a private garden to the rear; the property combines spacious accommodation with substantial parking and garaging.

Reception hall with return staircase • Downstairs cloakroom with boiler • Full-width dining kitchen with Church views • Potential to extend & reconfigure STPP • Dining area overlooking the garden • Snug with rear-facing window • Dual aspect sitting room with garden views • Four bedrooms, including principal room with en-suite • Block paved driveway with parking for several vehicles • Detached double garage plus separate tandem garage

Accommodation

You are welcomed into the property by an ample reception hall with a return staircase rising to the first-floor galleried landing. A downstairs cloakroom is positioned off the hallway and houses the boiler.

The kitchen area is positioned to the front, with windows overlooking the Church, and is fitted with an excellent range of base units and drawers with worktops over, incorporating a sink and drainer unit, hob, and oven. The dining area enjoys views across the rear garden, creating an ideal setting for both everyday living and entertaining.

A snug positioned off the hallway has a rear-facing window providing an additional cosy reception space. A sitting room benefits from a dual aspect, with windows overlooking the Church to the front and the garden to the rear, allowing for plenty of natural light. There is a brick-built fire surround with a gas fire inset.

To the first floor, the galleried landing leads to the principal bedroom, which features two windows to the front elevation with attractive Church views and an en-suite shower room. There are three further bedrooms and a family bathroom completing the first-floor accommodation.

Outside

Externally, the property is approached via a block paved driveway providing off-road parking for several vehicles. A detached double garage includes a garage door to the rear, offering practical access, while a separate tandem garage is set within the rear garden, providing additional storage or workshop potential.

The rear garden features good-sized lawned areas and a patio entertaining space, all enclosed by fenced boundaries, creating a private and secure outdoor environment ideal for families.





Location

The property is located within walking distance of the thriving village centre of Kibworth, popular with young families and retired couples alike because of a strong community spirit.

The village itself is brimming with charm, offering boutiques, GP surgeries, shops, a delicatessen, butcher's, popular public houses and restaurants, plus local country footpaths for scenic walks, open spaces, playgrounds, tennis courts and a MUGA (multi use games area) and a host of sports clubs including tennis, golf, bowls, and cricket.

Only two miles away, the ever-popular Wistow Rural Centre provides a wonderful day out with its café/bistro, farm shop, plant centre, craft and furniture outlets, art gallery, and seasonal maize maze. For a wider selection, the nearby market town of Market Harborough offers a bustling mix of independent boutiques, high street shopping, a theatre, leisure centre, Waitrose and other supermarkets, plus a wide choice of restaurants, pubs, wine bars and mainline rail connection to London St. Pancras in under an hour.

Schooling

The primary school at Kibworth CofE Primary School is available a short walk away and was judged as 'Outstanding' by Ofsted in November 2023. Secondary schooling is available at The Kibworth Mead Academy on Smeeton Road. In the private sector, the neighbouring village of Great Glen has a widely renowned group of schools forming the Leicester Grammar School Trust and consists of the Leicester Grammar Junior School, Leicester Grammar School, and Leicester Grammar School Stoneygate. Combined they offer education from ages 3 to 18 and are extremely popular.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: Yes, Kibworth Harcourt

Tax Band: F

Services: The property is offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes > Title

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling. No modifications have been made for accessibility

Planning issues: None which our clients are aware

Satnav Information

The property's postcode is LE8 0NB, and house number 28

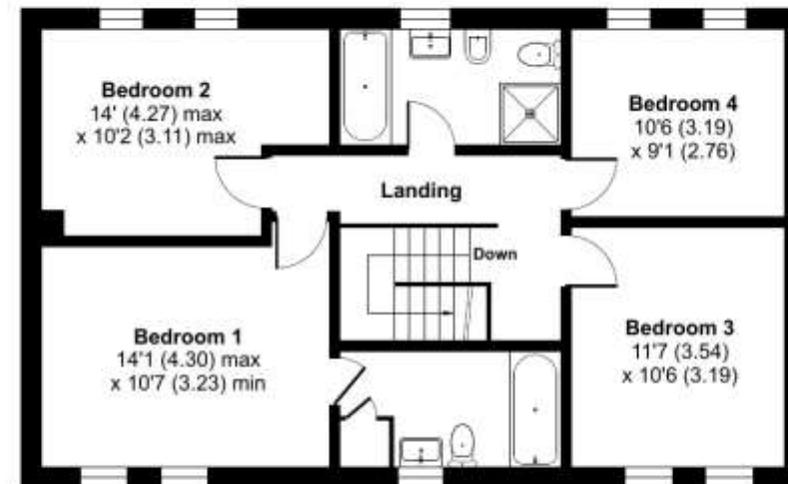
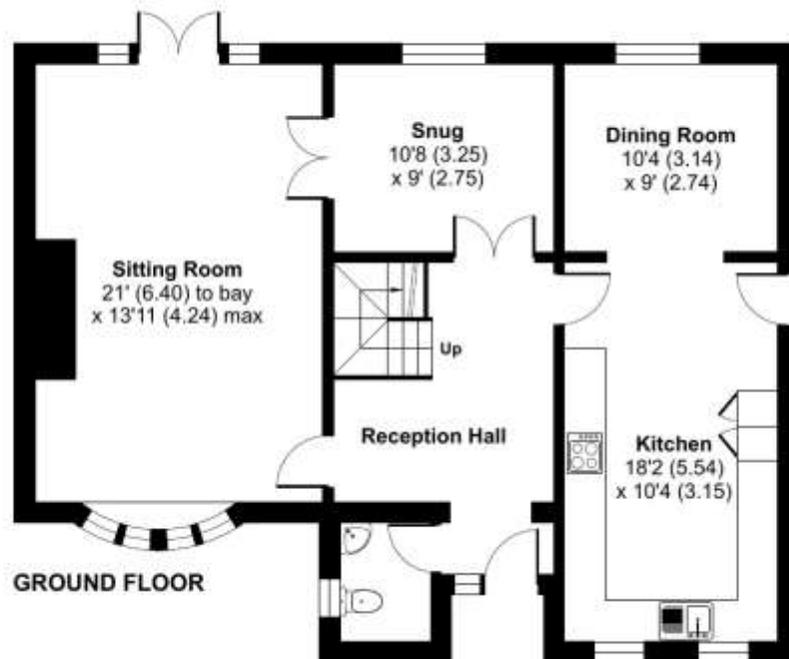
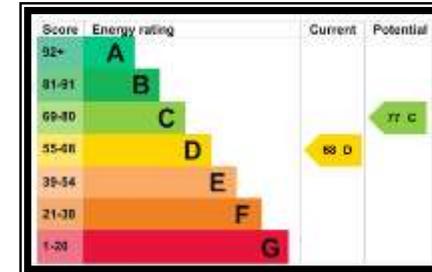
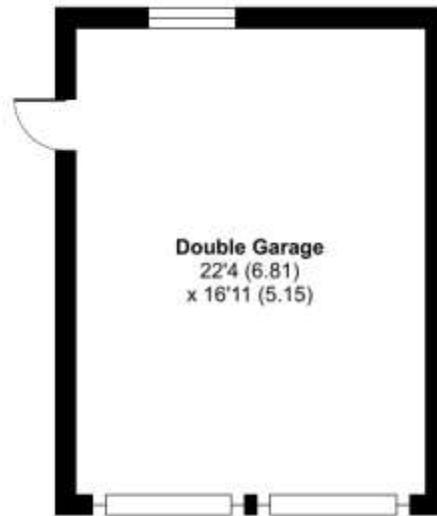
Church Road, Leicester, LE8

Approximate Area = 1633 sq ft / 151.7 sq m

Garage = 378 sq ft / 35.1 sq m

Total = 2011 sq ft / 186.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for James Sellicks Estate Agents. REF: 1409989

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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