

## Dairy Way, Kibworth

In Excess of £270,000 Freehold

Stunning 3-bed townhouse in Kibworth Harcourt. Modern, move-in ready freehold with a private, non-overlooked garden, summer house, and 2 parking spaces. Ideal for first-time buyers and families in a prime LE8 location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



0116 271 3333





### **Hallway**

7' 7" x 7' 7" (2.30m x 2.30m)

A welcoming entrance featuring stylish blue panelling, fitted spotlights, and a radiator.

### **Downstairs WC**

6' 7" x 3' 7" (2.00m x 1.10m)

Conveniently located off the hallway, this room includes a toilet, washbasin, and a radiator. It is finished with spotlights and a front-facing window.

### **Lounge Diner**

15' 1" x 11' 6" (4.60m x 3.50m)

A bright and airy living space boasting patio doors that open directly onto the rear garden. The room includes a radiator, a side window, and a practical understairs storage cupboard.



### **Kitchen**

11' 10" x 7' 7" (3.60m x 2.30m)

A functional kitchen equipped with a built-in electric oven and gas hob. There is ample space for a fridge freezer, an under-counter washing machine, and an under-counter dishwasher. The sink is perfectly positioned under a window overlooking the garden, with an additional door providing garden access.

### **First Floor Landing**

A central landing area providing access to all first-floor rooms.

### **Bedroom One**

12' 10" x 8' 6" (3.90m x 2.60m)

comfortable double bedroom with the added benefit of built-in wardrobes. The room is naturally lit by two windows and includes a radiator.

### **Bedroom Two**

11' 6" x 8' 6" (3.50m x 2.60m)

Currently used as a nursery, this charming room features elegant part-panelling, a radiator, and a window

### **Bedroom Three / Home Office**

9' 6" x 6' 3" (2.90m x 1.90m)

A versatile room, currently utilised as an office, featuring a radiator and a side-aspect window.

### **Bathroom**

6' 11" x 6' 3" (2.10m x 1.90m)

A modern family bathroom suite comprising a bath with an overhead shower, a toilet, a washbasin, and a heated towel radiator.

### **Front Garden**

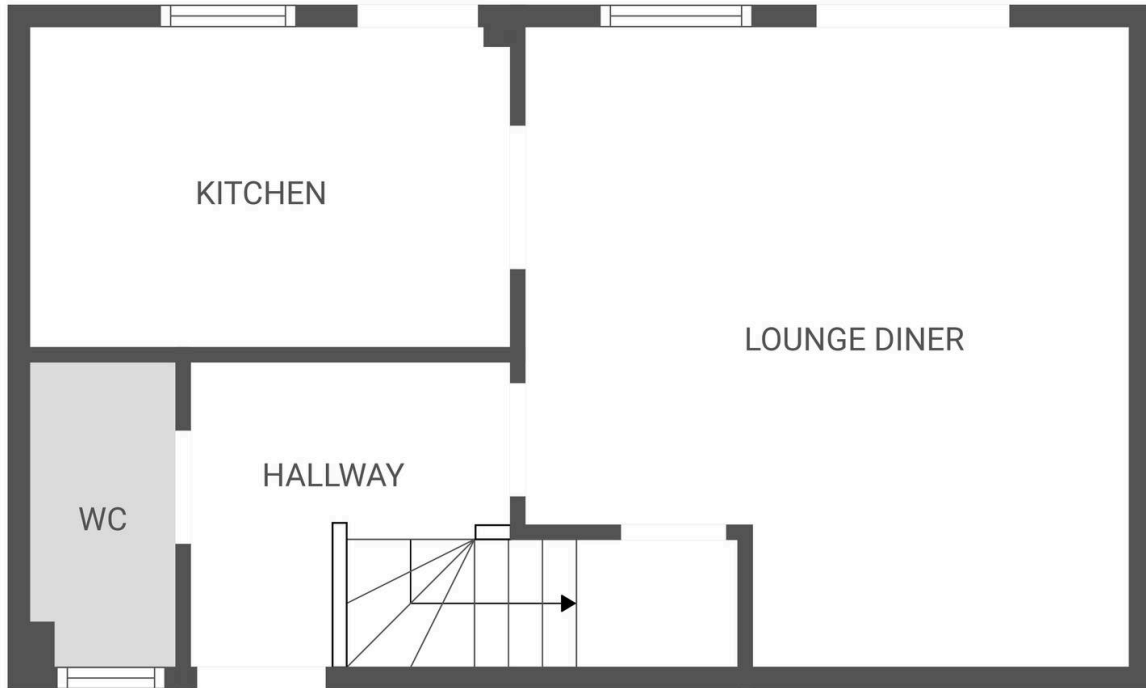
The front of the property is accessed via a shared pathway leading to the main entrance

### **Rear Garden**

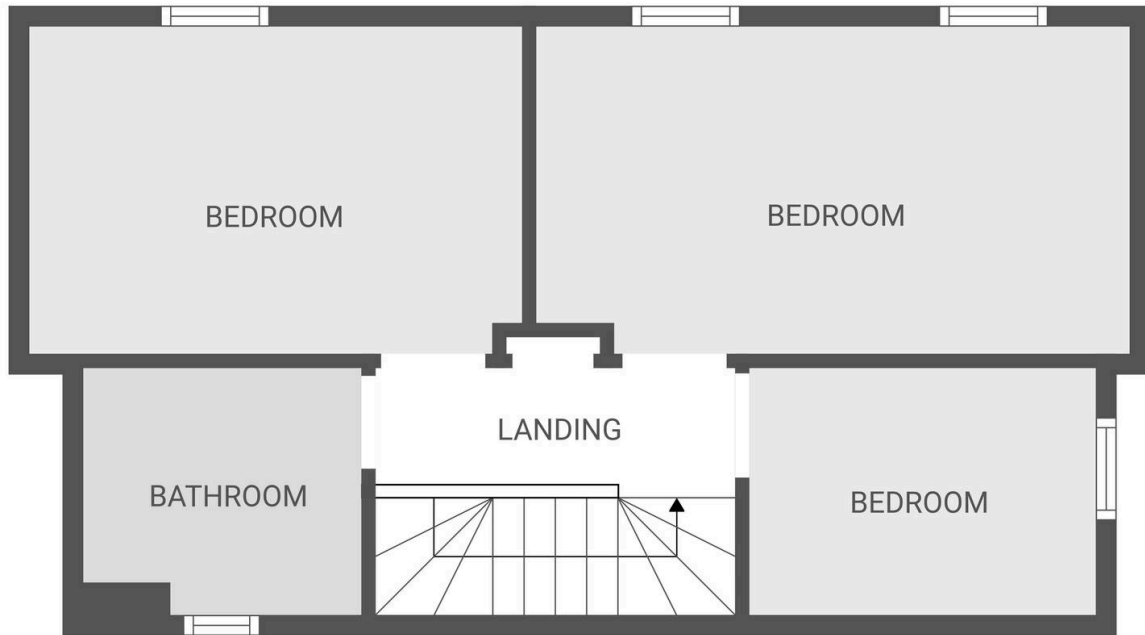
To the rear, you will find a private, non-overlooked garden featuring a small patio area and a grass lawn. The garden is well-equipped with both a shed and a summer house. Gated side access leads directly to the rear car park

### **Parking**

Gated side access leads directly to the rear car park, where the property benefits from two allocated parking spaces.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.