

## 8 Gladstone Street, Kibworth Beauchamp, LE8 0HL



**£595,000**

Adams & Jones must insist on an inspection of our three dimensional floorplans followed by a personal viewing of this property to appreciate the vastly extended accommodation of approximately 2,300 square foot on offer. The attractive Victorian facade of the property hides a vastly extended rear section, added at various points over the following years. Accommodation briefly comprises lounge, dining room, kitchen with a large pantry off, study/family room, utility room, rear porch and ground floor shower room. The first floor sees four bedrooms with fifth bedrooms/dressing room off the master and a family bathroom with four piece suite. Outside the property occupies a very generous plot providing a large rear garden and a driveway with central courtyard leading to an oversized single garage.

*Service without compromise*

Dining Room 14'8" x 12'6" (4.47m x 3.81m)



Main front entrance door. Timber double-glazed sash window to front. Multi fuel burning stove fire. Tiled floor. Radiator.

Lounge 12'4" x 11'4" (3.76m x 3.45m)



Timber double-glazed sash window to front and double-glazed windows to the rear with plantation shutters. Multi fuel burning stove fire. Radiator.



Study/Family Room 17'6" x 17'5" max / 11'7" min  
(5.33m x 5.31m max / 3.53m min)



UPVC double-glazed French doors with sidelights to the rear. Timber double-glazed window to the side. Log burner. Exposed brick walls. Tiled floor.



Kitchen 15'6" x 9'0" (4.72m x 2.74m)



Timber framed double-glazed window to side. Fitted range of floor mounted units. Ceramic one and a half bowl sink. Polished stone worktops. Electric double oven. Induction hob with extractor hood over. Integrated dishwasher. Cupboard housing gas central heating boiler. Exposed timber ceiling beams.



**Pantry 9'0" x 5'2" (2.74m x 1.57m)**



Located off the kitchen with brick floor, shelving and lighting.

**Utility Room 6'0" x 4'9" (1.83m x 1.45m )**



Space and plumbing for washing machine and dryer. Fitted range of wall and floor mounted units. Stainless steel sink. Tiled floor.

**Rear Porch**



UPVC double-glazed windows and French doors leading out to the courtyard. Tiled flooring.

**Shower Room**



WC. Wash hand basin over storage unit. Shower cubicle. Heated towel rail. Extractor fan.

**Landing**

Timber framed double-glazed window to side. Radiator.

Master Bedroom 17'6" max with sloping ceilings x 18'0" max / 11'8" (5.33m max with sloping ceilings x 5.49m max / 3.56)



Timber framed double-glazed window to the rear with plantation shutters and overlooking the rear garden. Timber framed double-glazed window to side. Eaves storage. Radiator.



Dressing Room/Study/Fifth Bedroom 16'4" x 10'8" plus eaves slopes (4.98m x 3.25m plus eaves slopes )



Located off the master bedroom with two double-glazed skylights to rear and timber framed double-glazed window to rear. Two radiators.

Bedroom Two 12'7" x 11'8" (3.84m x 3.56m)



Timber framed double-glazed sash window to front with plantation shutters. Cupboard housing loft access hatch.



Bedroom Three 12'6" x 11'5" (3.81m x 3.48m)



Timber framed double-glazed sash window to front with plantation shutters. Timber framed double-glazed window to rear. Cast iron fire place. Radiator.



Bedroom Four 11'8" with sloping ceilings x 9'6" (3.56m with sloping ceilings x 2.90m)



Double-glazed skylight. Radiator.



## Bathroom



Four piece suite comprising; WC, wash hand basin, shower cubicle and clawfoot bath. Double-glazed skylight. Heated towel rail. Exposed timber flooring.



## Front



Lawned front garden with block paved driveway leading to the side of the property into a central courtyard to the garage.

## Garage 21'8" x 12'4" (6.60m x 3.76m)



Timber double vehicle access doors. Power and light connected. Glazed side entrance door. Timber double-glazed window to rear.



## Rear Garden



Mainly laid to lawn with porcaline paved patio and hedged borders.



## Solar Panels

There are solar panels owned outright with the property which feed into batteries in the garage.

## Note For Prospective Buyers

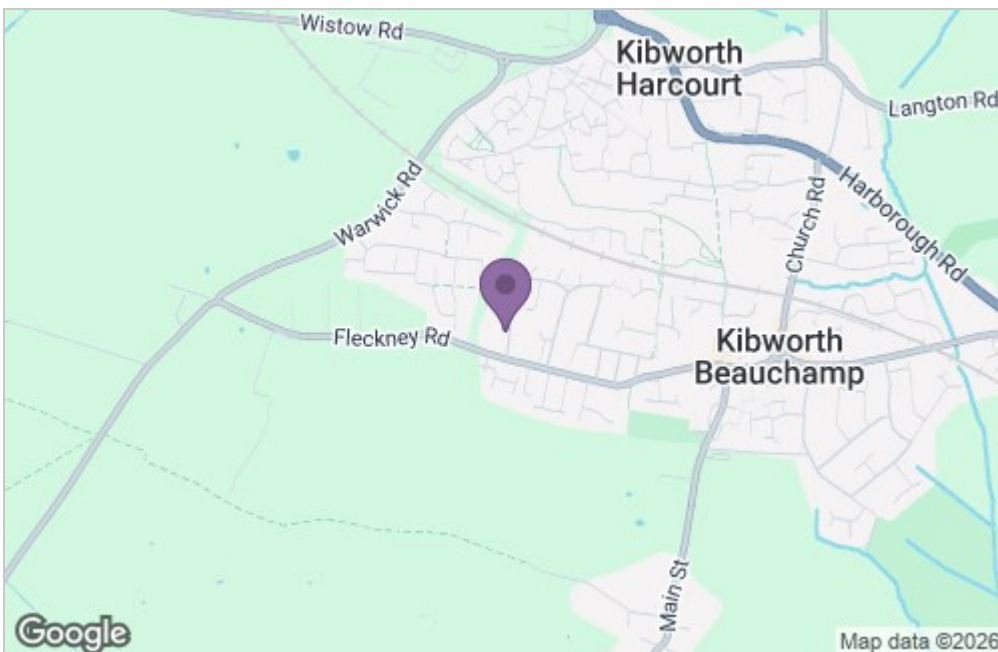
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

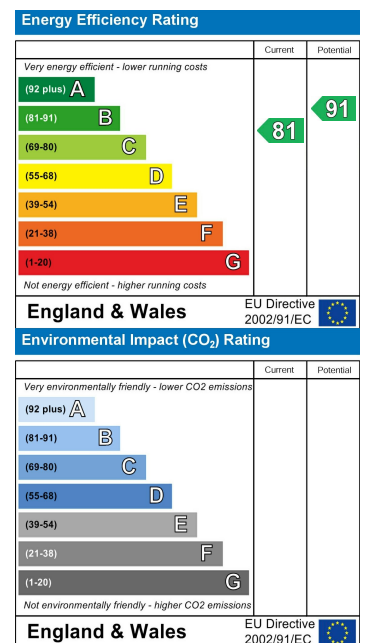


Total area: approx. 214.2 sq. metres (2305.3 sq. feet)

## Area Map



## Energy Efficiency Graph



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