

## 6 Palmerston Close, Kibworth Beauchamp, LE8 0JJ



**£435,000**

A substantial, largely extended detached home sitting at the head of a pleasant Kibworth Beauchamp cul-de-sac with a South facing rear garden. Accommodation briefly comprises to the ground floor; entrance hall, wc, utility room, lounge, conservatory, dining room and kitchen/diner. To the first floor there is a landing, four bedrooms, en-suite shower room and family bathroom. Outside there is a multi-car block paved driveway to the front, an oversized single garage measuring 16'8" x 13'8" and a low maintenance rear garden facing a Southerly direction to make the most of any available sunshine.



## Entrance Hall



Composite double-glazed front entrance door. Tiled flooring. Radiator.

## Lounge 14'2" x 13'1" (4.32m x 3.99m)



Gas stove fire to brick fireplace. Double-glazed sliding patio doors to conservatory. Radiator.



## Conservatory 19'3" x 11'8" (5.87m x 3.56m)



UPVC double-glazed construction with double-glazed roof. Air conditioning unit. Tiled flooring. Radiator.

Dining Room 16'9" x 12'0" (5.11m x 3.66m)



UPVC double-glazed window to rear. Gas fire. Two radiators.



Kitchen/Diner 16'8" x 10'7" (5.08m x 3.23m)



Fitted range of wall and floor mounted units with quartz work tops and sink inset. Space for fridge/freezer. Space and plumbing for dishwasher. Space for cooker with extractor hood over. UPVC double-glazed windows to front. UPVC double-glazed French doors to rear. Tiled flooring. Radiator.





Utility Room 5'7" x 5'5" (1.70m x 1.65m)



UPVC double-glazed window to front. Base unit with stainless steel sink over. Space and plumbing for washing machine. Tiled splash backs. Tiled flooring. Radiator.

Ground Floor WC



Opaque UPVC double-glazed window to side. WC. wash hand basin, Tiled splash backs. Tiled flooring. Radiator.

Landing



UPVC double-glazed window to front. Cupboard housing gas central heating boiler.

Bedroom One 10'3" x 8'3" (3.12m x 2.51m)



UPVC double-glazed window to front. Free standing wardrobes can stay upon request. Radiator.





Bedroom Two 11'6" x 10'0" (3.51m x 3.05m)



UPVC double-glazed window to rear. Built in wardrobe. Radiator.

Shower Rom En-Suite 4'4" x 3'8" (1.32m x 1.12m)



WC. Shower cubicle. Extractor fan. Tiled walls. Tiled flooring.



Bedroom Three 13'3" x 8'3" (4.04m x 2.51m)



UPVC double-glazed window to rear. Built in wardrobe. Radiator.

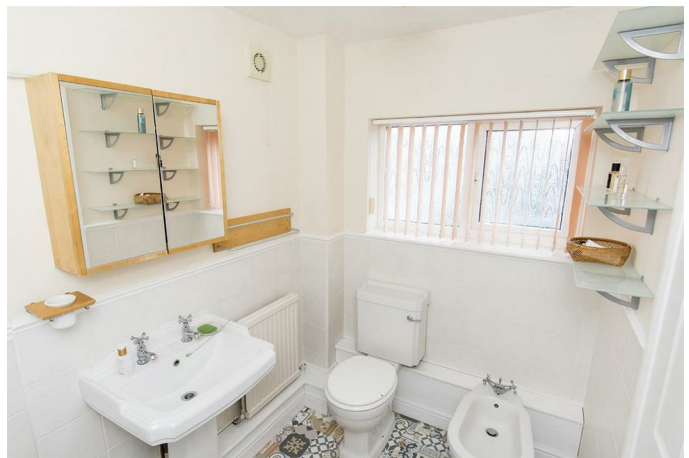


Bedroom Four 9'1" x 8'5" plus door recess (2.77m x 2.57m plus door recess)



UPVC double-glazed window to rear. Built in wardrobe. Radiator.

Family Bathroom 8'1" x 5'5" (2.46m x 1.65m)



Opaque UPVC double-glazed window to front. Four-piece suite comprising wc, wash hand basin, panelled bath with shower mixer tap and bidet. Tiled walls. Extractor fan.





Front



Multiple vehicle block paved driveway. Gated side access to the rear garden.

**Garage 16'8" x 13'8" maximum internal measurements  
(5.08m x 4.17m maximum internal measurements)**

Up and over vehicle access door, Sink, Power connected.

Rear Garden



Facing a Southerly direction. Low maintenance design comprising paved patio and a timber pergola. Multiple slate shingled areas and paved pathways. Pond. Plant boarders. Timber shed.



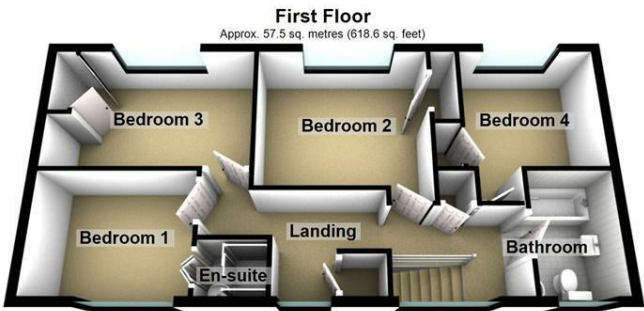
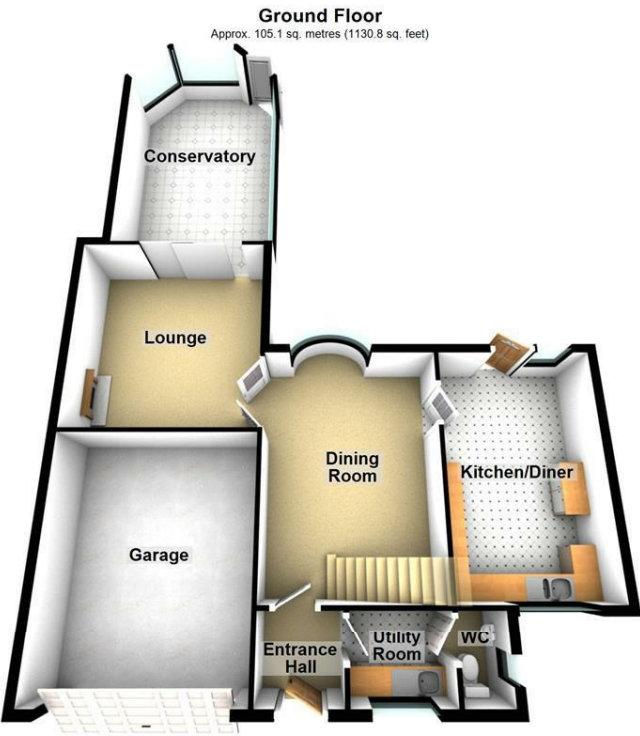


Rear Aspect





Floor Plan

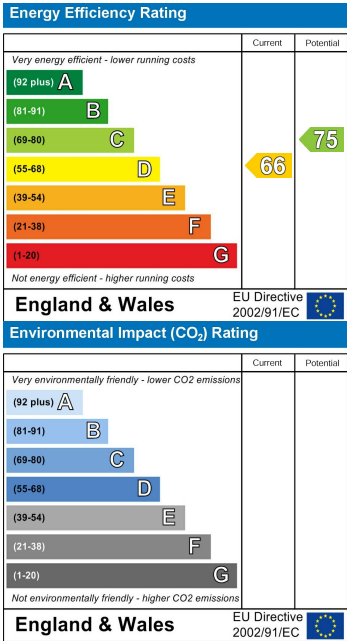


Total area: approx. 162.5 sq. metres (1749.4 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise