

## 4 Main Street, Kibworth Harcourt, LE80NQ



**£475,000**

A stunning double bay-fronted grade two listed semi-detached cottage of immense character and charm, located in the old part of sought after Kibworth Harcourt village. Property offers all the cosy period features you'd expect from a property of this era, but on a grand scale approaching 1,750 square feet.

It briefly comprises; entrance hall, three reception rooms, breakfast kitchen, conservatory and utility/ground floor w/c. To the first floor there are three very good sized double bedrooms with an en-suite bathroom to the master bedroom, a family bathroom and an extended landing with study area.

It's sought after old part of Kibworth Harcourt location offers great access to Market Harborough town and Leicester city whilst enjoying all the local amenities that the village has to offer. The property is offered through Adams & Jones in superb order and must be seen to be appreciated.

*Service without compromise*

## Entrance Hall



Timber front entrance door. Tiled floor. Doors into front reception rooms. Stairs leading to first floor landing.

Lounge 15'2" plus bay window x 14'3" max into alcove (4.62m plus bay window x 4.34m max into alcove)



Timber framed double-glazed bay window to the front aspect. Gas open flamed fire. Built in cupboards and shelving to both alcoves. Radiator.

## (Lounge Photo Two)



Snug 15'1" plus bay window x 11'1" (4.60m plus bay window x 3.38m)



Timber framed double-glazed bay window to front. Solid oak flooring. Gas stove style fire. Radiator. Double doors through to dining room.

(Snug Two)



(Dining Room Photo Two)



Dining Room 11'4" x 11'0" (3.45m x 3.35m)



Inner Hallway

Understairs storage cupboard. Radiator.

Breakfast Kitchen 13'3" x 12'2" (4.04m x 3.71m)



Timber framed single-glazed French doors to the rear aspect. Solid oak flooring. Radiator. Door through to inner hallway.

Fitted with a range of wall and floor mounted units with quartz worktops. Built in electric oven and microwave oven. Belfast style sink. Integrated dishwasher. Gas hob with extractor hood over. Space for wine cooler. Space for fridge/freezer. Tiled splash backs. Tiled flooring. Radiator. French doors through to conservatory.

(Breakfast Kitchen Photo Two)



Conservatory 10'9" x 8'1" (3.28m x 2.46m)



Brick base with UPVC double-glazed windows and French doors leading out to the garden. Double-glazed roof. Ceiling fan light. Radiator.

Utility Room/W/C 5'8" x 4'5" (1.73m x 1.35m)



Single-glazed timber framed window to rear. W/C. Wash hand basin. Wall mounted gas central heating boiler. Space and plumbing for washing machine and dryer over.

Landing/Study Area



Single-glazed timber framed window to rear of study area. Radiator. Doors to first floor bedrooms.

Master Bedroom 15'1" x 13'4" (4.60m x 4.06m)



Timber framed double-glazed window to front. Walk in wardrobe with loft hatch inset. Range of built in wardrobes and drawer units. Radiator.

(Master Bedroom Photo Two)



Master En-Suite Bathroom 12'0" x 6'3" (3.66m x 1.91m)



Double-glazed skylight. Four piece bathroom suite comprising w/c, wash hand basin, shower cubicle and panelled bath. Radiator.

(Master En-Suite Photo Two)



Bedroom Two 15'4" x 13'4" plus recess (4.67m x 4.06m plus recess)



Timber framed double-glazed window to front. Built in cupboard. Loft access hatch. Radiator.

(Bedroom Two Photo Two)



Bedroom Three 11'3" x 10'9" (3.43m x 3.28m)



Timber framed double-glazed window to rear. Built in wardrobe. Radiator.

(Bedroom Three Photo Two)



Family Bathroom 9'4" x 6'7" (2.84m x 2.01m)



Opaque timber framed single-glazed window to rear. W/C. Wash hand basin. Panelled bath with electric shower over. Airing cupboard. Radiator.

Rear Garden



Paved patio area with block paved pathways and a variety of well stocked shrubbed borders.

(Rear Garden Photo Two)



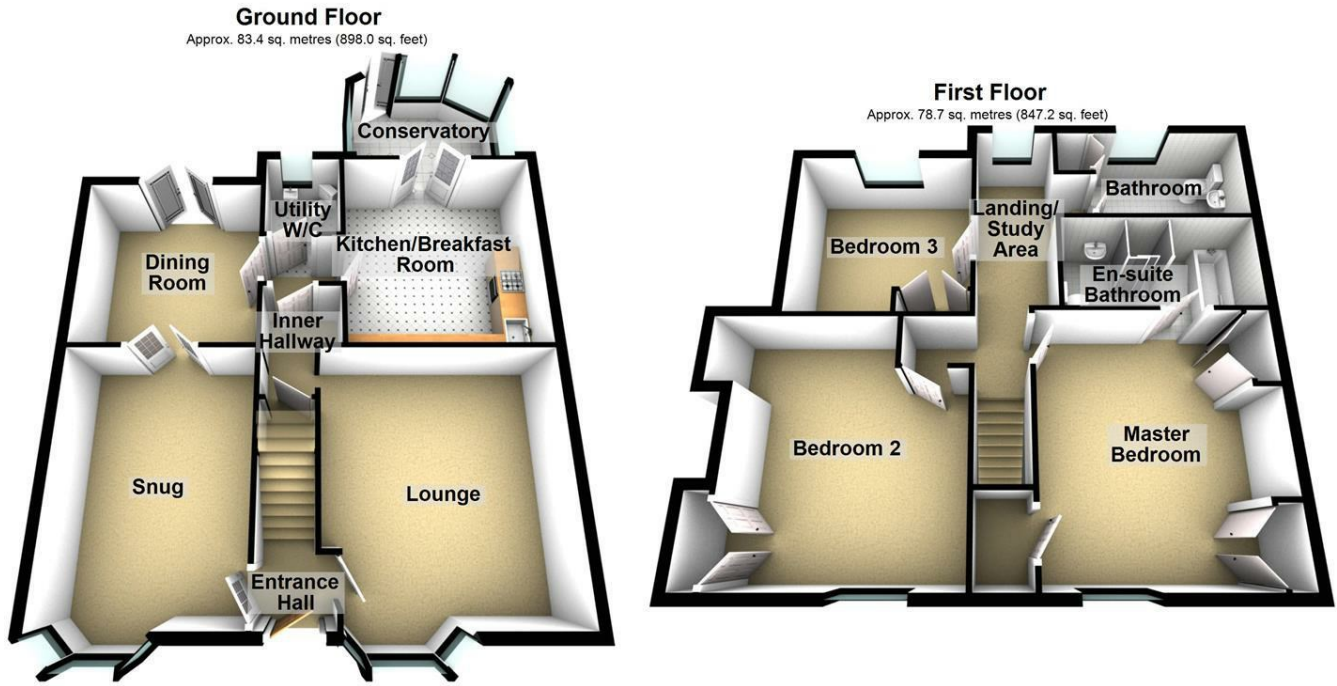
(Rear Aspect Photo)



Note For Prospective Buyers

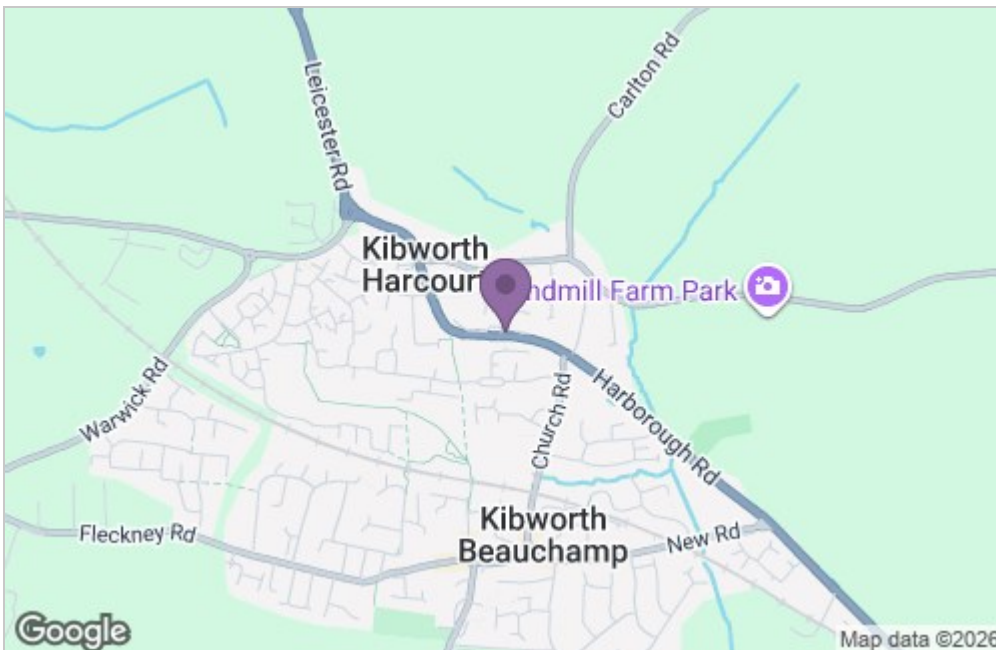
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

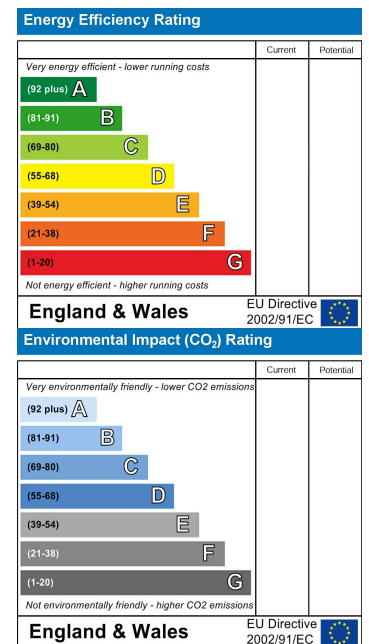


Total area: approx. 162.1 sq. metres (1745.2 sq. feet)

## Area Map



## Energy Efficiency Graph



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