

FOR  
SALE



New Road, Kibworth Beauchamp, Leicester LE8 0LE

£325,000 - Freehold

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## PROPERTY DESCRIPTION

Location Location Location! - Situated on a larger than average plot you will find this three bed semi-detached home which offers accommodation comprising, entrance hall, lounge, fitted breakfast kitchen, lounge, first floor landing, three bedrooms, shower room. The property benefits from gas fired central heating to radiators, double glazing with ample off road parking to the front/side/rear and great sized garden further to the rear with fully insulated outbuildings providing further options such as office/gym/workshop. The property comes with NO CHAIN and internal viewing is a real must.

## POINTS OF INTEREST

- *Semi-Detached*
- *Three Bedrooms*
- *Lounge*
- *Larger Plot*
- *Various Outbuildings*
- *No Chain*
- *Viewing Essential*
- *Fitted Breakfast Kitchen*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Double glazed door to the front aspect and stairs to first floor landing.

#### Lounge

16' 0" x 10' 10" (4.88m x 3.30m) UPVC double glazed window to the front aspect, UPVC double glazed french doors to the rear aspect, laminate flooring, under stairs cupboard and radiator.

#### Fitted Breakfast Kitchen

15' 2" x 7' 0" (4.62m x 2.13m) UPVC double glazed window to the rear aspect, double glazed door to the rear aspect, being fitted with a range of wall and base units with built in oven, hob, sink/drain, plumbing for washing machine, laminate flooring and radiator.

#### Dining Area

10' 11" x 10' 6" (3.33m x 3.20m) UPVC double glazed window to the front/side aspect, laminate flooring and radiator.

### First Floor

#### First Floor Landing

UPVC double glazed window to the rear aspect and loft access.

#### Bedroom One

10' 5" x 10' 3" (3.17m x 3.12m) UPVC double glazed window to the front aspect, fitted wardrobe and radiator.

#### Bedroom Two

14' 4" x 8' 1" (4.37m x 2.46m) UPVC double glazed window to the front aspect and radiator.

#### Bedroom Three

8' 1" x 7' 9" (2.46m x 2.36m) UPVC double glazed window to the rear aspect and radiator.

#### Shower Room

UPVC double glazed window to the rear aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, shower cubicle, part tiled wall and heated towel rail.

### Front Garden

To the front of the property there is ample off road parking with further parking accessed to the side by a gate.

### Side Aspect

There is gated access with extensive potential (subject to the local planning process).

### Rear Garden

To the rear of the property there are good sized gardens giving access too:

#### Office

21' 8" x 17' 4" (6.60m x 5.28m) UPVC double glazed window to the front aspect, UPVC double glazed french doors to the front aspect, fully insulated with power and separate wc.

#### Work Shop

12' 3" x 8' 8" (3.73m x 2.64m) Fully insulated with power

#### Shed

8' 7" x 6' 9" (2.62m x 2.06m) Fully insulated and located to the rear of the work shop.

#### Additional Notes:

Council tax band B (Harborough District Council)

Standard Brick Construction Tiled Roof

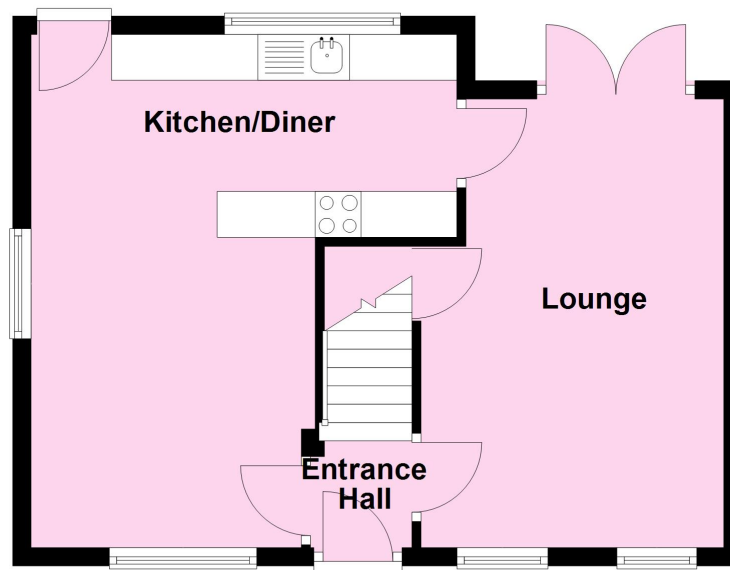
Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

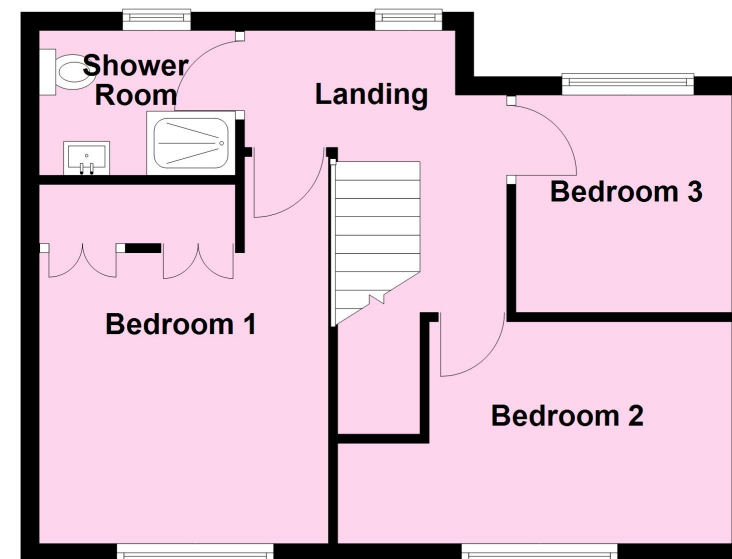
### Ground Floor

Approx. 42.6 sq. metres (458.9 sq. feet)



### First Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



**Total area: approx. 82.6 sq. metres (889.0 sq. feet)**

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