



6 The Drive, Kibworth Beauchamp, Leicester LE8 0JW

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& YORK



Property at a glance:

- Detached Family Home
- Sought After Village Location
- Easy Access Popular Market Town Of Market Harborough
- Lounge, Dining room & Study
- Kitchen & Utility Room
- Four Bedrooms
- En-Suite & Family Bathroom
- Ample Block Paved Parking & Double Garage

£475,000 Freehold



Welcome to this four-bedroom detached family home nestled in a cul-de-sac in the sought-after village of Kibworth Beauchamp which is renowned for its friendly community atmosphere and local amenities. With easy access to major road networks and the nearby popular market town of Market Harborough this location perfectly balances village charm with everyday convenience. Upon entering, the hallway, with Cloakroom/WC, leads to lounge, dining room, study and kitchen with utility room. This property includes four bedrooms, offering flexibility to suit your family's needs. The master bedroom benefits from an en-suite shower room. The remaining three bedrooms are perfect for a growing family and guests and a family bathroom completes the accommodation. Beyond the interiors, the home enjoys a large double driveway with ample parking space leading to a detached garage ensuring convenience for multiple vehicles and gardens to front and rear. This four-bedroom detached house offers a combination of space and practicality, making it an ideal choice for families looking to settle in a welcoming and picturesque part of Leicestershire.

DETAILED ACCOMMODATION

Hardwood door with glazed side panel leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation, radiator, double doors leading to:

LOUNGE

15' 1" x 14' 10" (4.60m x 4.52m) Display fire and surround, sealed double glazed sliding patio doors to rear garden, TV point, radiators, double doors leading to;

DINING ROOM

13' 10" x 8' 9" (4.22m x 2.67m) Radiator, window to rear aspect.

CLOAKROOM/WC

Low level WC and wash hand basin, radiator, window to front aspect.

STUDY

8' 10" x 7' 3" (2.69m x 2.21m) Square bayed window to front aspect, radiator.





KITCHEN

11' 4" x 10' 4" (3.45m x 3.15m) Comprising one and a half bowl sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven/grill and four piece gas hob with extractor fan over, understairs cupboard, tiled splash backs, window to side aspect.

UTILITY ROOM

6' 5" x 5' 10" (1.96m x 1.78m) Comprising sink unit with cupboard and utility space under, plumbing for washing machine, wall mounted gas boiler, door to side aspect.

FIRST FLOOR LANDING

Access to loft space, shelved airing cupboard.



BEDROOM 1

13' 0" x 12' 7" (3.96m x 3.84m) Square bayed window to front aspect, radiator, built in wardrobes

EN-SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, radiator.

BEDROOM 2

11' 5" x 10' 7" (3.48m x 3.23m) Radiator, built in wardrobes, window to front aspect.

BEDROOM 3

11' 7" x 8' 11" (3.53m x 2.72m) Radiator, fitted wardrobes, window to rear aspect.

BEDROOM 4

8' 11" x 7' 11" (2.72m x 2.41m) Radiator, window to rear aspect.

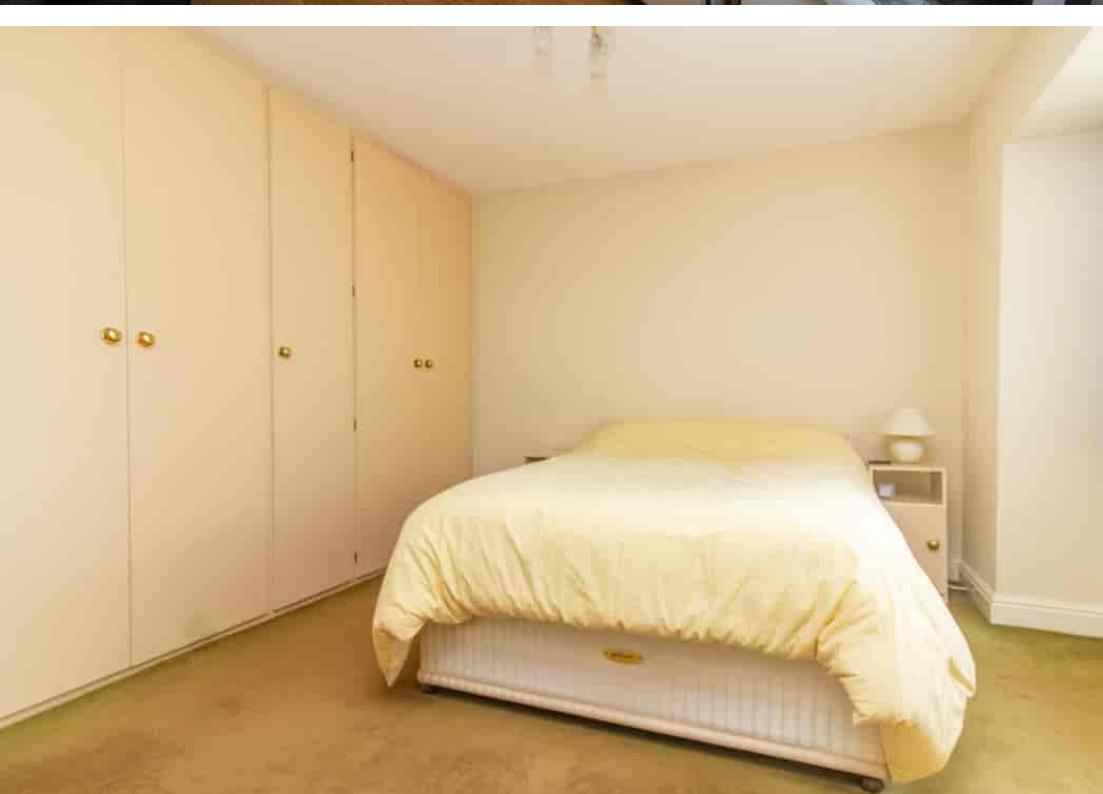
FAMILY BATHROOM

7' 1" x 5' 7" (2.16m x 1.70m) Three piece suite comprising paneled bath, pedestal wash hand basin and low level WC, radiator.

OUTSIDE

Blocked paved pathway and lawns to front with evergreen border, double block paved side driveway with ornamental gated access to further block paved parking and detached double garage with power and light. Patio and lawn garden to rear, private door to garage,







SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.



ANTI-MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be an upfront cost of this of £79.99 plus VAT for these checks.

TENURE

Freehold

EPC RATING

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COUNCIL TAX BAND

Harborough E



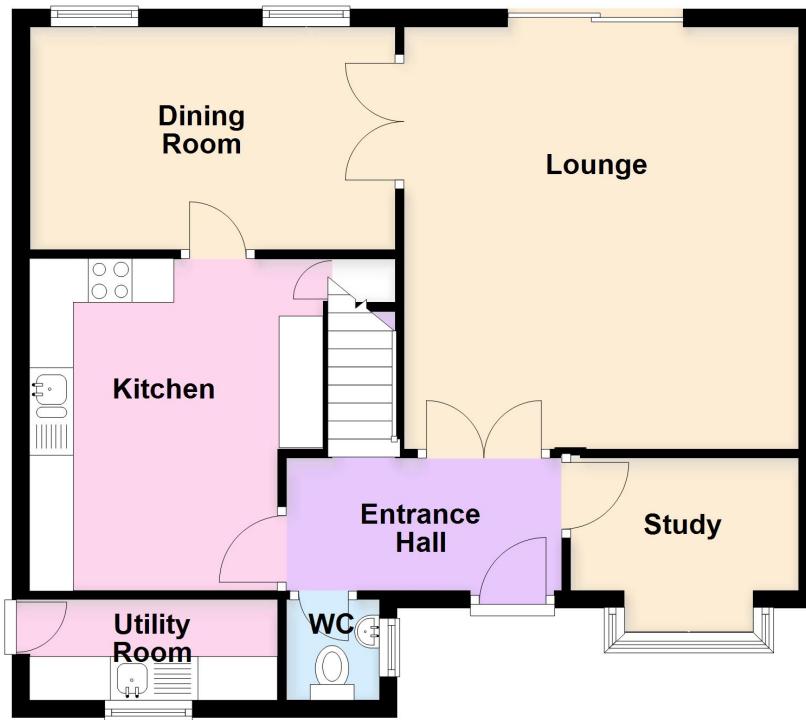
FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

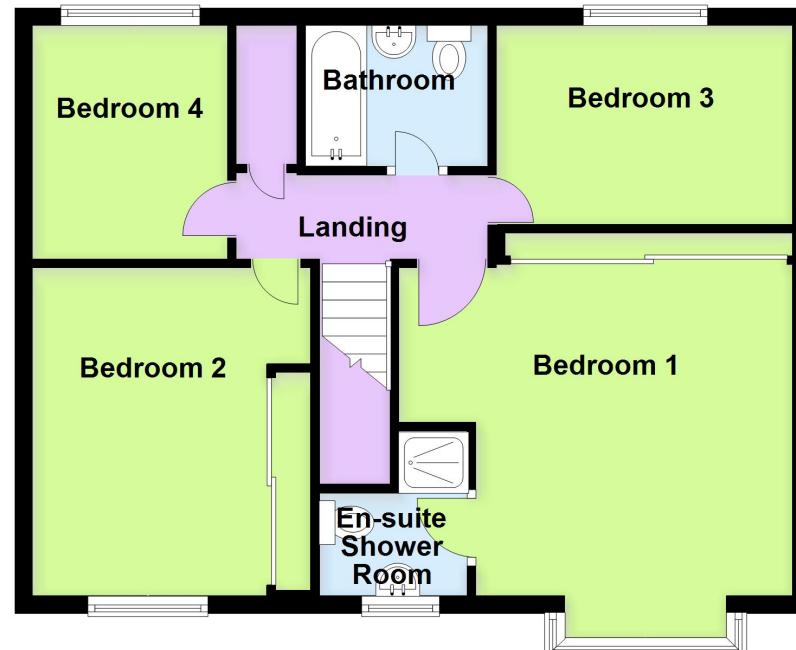
IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Ground Floor



First Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property " if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



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