



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Hillcrest Avenue, Kibworth Beauchamp, LE8 0PA

3 1 1



“A Plot and Garden to Impress”

Set back from the road and positioned within a popular residential location, this fantastic semi-detached, property is sure to impress boasting a fantastic garden, three bedrooms and off-road parking!

Located within the popular village of Kibworth the property is within a stone’s throw of the local primary school and walking distance to local shops and amenities.

The A6 is also within a short driving distance with links to Leicester and Market Harborough both offering excellent rail links to London.

Entrance is gained through a composite front door into an entrance hall with attractive tile effect vinyl flooring, space for coat and shoe storage and a door leads into the living room.

Beautifully appointed living room in excellent decorative order featuring high quality laminate flooring, an electric fireplace with a marble hearth and surround, a window to the front elevation and stairs rising to the first floor.

The newly decorated kitchen/dining room boasts continued laminate flooring, space for a dining table and chairs and a door to the rear garden.

The kitchen comprises a host of two-tone eye and base level units, a roll top work-surface, ceramic wall tiles, a stainless-steel sink with a mixer tap and draining board, a double oven, a four-ring hob, and space for a dishwasher, a washing machine, and a fridge freezer.

Stairs rise to a first-floor landing with access to the airing cupboard and a loft hatch.

Three well-presented bedrooms with the main and third bedrooms to the front elevation, and the second bedroom positioned to the rear elevation overlooking the garden.

The main and second bedrooms benefit from being newly decorated, double in size and with built-in wardrobes.

The third bedroom offers a generous single bedroom or study, perfect for those working from home.

Family bathroom comprising attractive tiled flooring, a chrome heated towel rail, floor to ceiling ceramic wall tiles, and a white three-piece suite to include a panel enclosed bath with a Mira shower over, a pedestal wash hand basin and a low-level WC.

Elevated and set back from the road the property boasts a neat frontage featuring a well-kept lawn, mature hedgerow, off road parking for two vehicles to the side and double timber gates to the rear garden.

The rear garden is larger than you’d expect and has been beautifully designed by the current owners. The garden features a gravel and paved area with ample space for a garden table and chairs, perfect for outdoor entertaining, a generous lawn and to the top of the garden is a flower bed, additional gravelled section, and a raised decked area. There are also two timber sheds and a double timber gate leading to the front elevation.

There is historical permitted development approval for the erection of a single storey rear extension. Please contact Henderson Connellan for more information, or further details are on the Harborough District Council Website. Application number: 13/01361/NOT.





- Living Room - 4.57m x 4.27m (15'0" x 14'0")
- Kitchen/Dining Room - 4.57m x 2.79m (15'0" x 9'2")
- Main Bedroom - 3.45m x 2.51m (11'4" x 8'3")
- Bedroom Two - 2.62m x 2.49m (8'7" x 8'2")
- Bedroom Three - 2.69m x 1.96m (8'10" x 6'5")
- Bathroom - 1.93m x 1.7m (6'4" x 5'7")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



63 High Street, Market Harborough, Leicestershire, LE16 7AF

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

