



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

## South Way, Kibworth Beauchamp

4 2 2



### "An Interior To Inspire!"

Boasting an immaculate interior finished to an exceptionally high standard, a rear extension and an elevated position, this four bedroom link-detached property is sure to inspire and is located on one of the most prestigious locations in Kibworth.

Beautifully appointed living room accessed through the contemporary oak and glass panelled door offering a stunning space with Amtico flooring, a full height anthracite radiator, decorative dado height panelling and a feature gas fireplace. The fantastic space offers a flexible layout with two sets of oak and glass panelled bi-folding doors giving the option to be sectioned off or open plan to the kitchen/dining/family room.

The high quality kitchen boasts LED ceiling spot lights, and an oak curved breakfast bar and a range of AEG integrated appliances.

The dining/family room has been tastefully extended, offering a sought-after open plan entertaining space with continued Amtico flooring benefitting from under floor heating, a host of LED spotlights and three Velux windows, one of which is remotely controlled. The family area is incredibly naturally light from the generous set of bi-folding doors with a south facing aspect and a log burner is set on a glass hearth offering a wealth of charm.

Well-proportioned guest WC with tiled flooring, ceramic wall tiles, a wash hand basin, low level WC and space and plumbing for a washing machine.

Stairs rise to a naturally light first floor landing with a window the front elevation, LED ceiling spot lights, a storage cupboard, and a loft hatch to a partially boarded attic with a drop down ladder.

Four well-presented bedrooms, all being double in size with bedrooms one to three overlooking the rear garden.

Impressive main bedroom featuring laminate flooring, a window to the rear, and fantastic built in mirrored wardrobes splitting in the middle opening up to the ensuite.

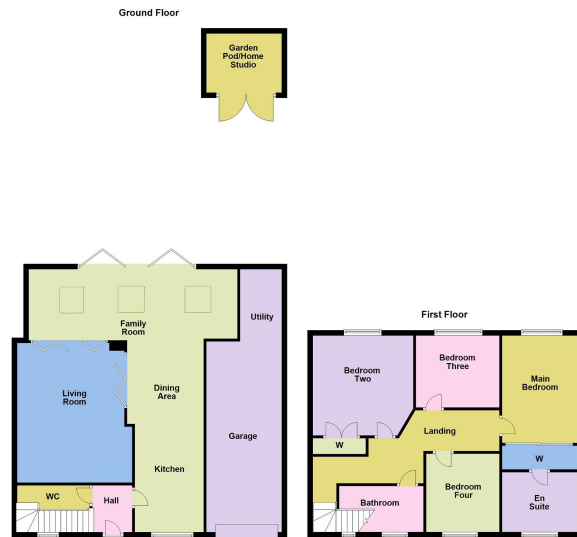
Modern bathroom boasting timber effect flooring, metro ceramic wall tiles, LED ceiling spot lights, a chrome heated towel rail and a white three piece suite.

Set back from the road the property boasts a neat and attractive part rendered/part maintenance-free PVC cladded frontage with off road parking for three cars, an oversized garage, and steps lead up to the front door and covered porch with LED spotlights.

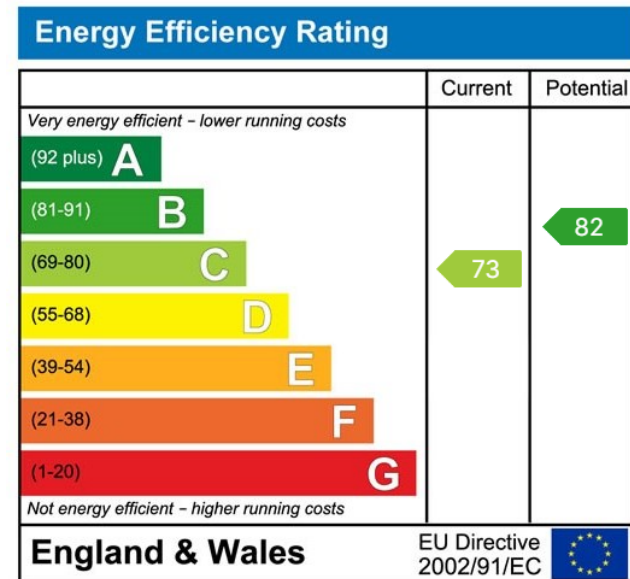
The south-west facing rear garden has been beautifully designed with low maintenance in mind, offering a variety of sections perfect for outdoor entertaining. The garden features a composite decking with LED spot lights within the decking and soffits, two paved patio areas with space for a garden table and chairs, an Astro-turfed lawn area, well stocked raised planted borders and a side door into the utility and garage. To the top of the garden is a fantastic cladded summer house which is lined and insulated, with French doors, light, power supply, a TV point and offering the flexibility to be used as a garden room, home gym or home based business (subject to planning permission).

Oversized garage with an electric roller door, power and light supply and a utility area. The utility area features base level units, a square edge work-surface, space for a large fridge/freezer and additional appliance, a Baxi boiler and a door into the garden.





- Living Room - 5.31m x 4.24m (17'5" x 13'11")
- Kitchen Area - 4.11m x 2.64m (13'6" x 8'8")
- Dining Area - 3.18m x 3.15m (10'5" x 10'4")
- Family Room Area - 8m x 2.67m (26'3" x 8'9")
- Utility Area - 2.67m x 1.45m (8'9" x 4'9")
- WC - 2.79m x 1.8m (9'2" x 5'11")
- Main Bedroom - 4.11m x 3.02m (13'6" x 9'11")
- En Suite - 3.02m x 2.29m (9'11" x 7'6")
- Bedroom Two - 3.99m x 3.51m (13'1" x 11'6") max
- Bedroom Three - 3.2m x 2.87m (10'6" x 9'5")
- Bedroom Four - 3m x 2.87m (9'10" x 9'5")
- Bathroom - 3.23m x 1.75m (10'7" x 5'9")
- Garage - 7.24m x 2.9m (23'9" x 9'6")



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.

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