

Fleckney Road
Kibworth, Leicester, LE8 0HF

Asking Price: £245,000



Oliver Rayns
ESTATE AGENTS



- Beautifully Refurbished End Terraced Property
- Modern Open Plan Living Dining
- Superb Contemporary Styled Fitted Kitchen
- Two Light & Airy Bedrooms
- Boutique Inspired Shower Room
- Private Enclosed Goods Sized Garden
- Available with No Upward Chain
- Perfect First Time Buy or Investment

Thoughtfully converted to a well-appointed, high specification design and blending the original character of the building with an up-to-date modern interior, this superb semi-detached house is located in the popular village of Kibworth Harcourt

This attractive property offers well-proportioned floor space and boasts two well-appointed bedrooms, a wonderfully sunny living room, an impressive kitchen/dining room and an easy-to-maintain pretty garden, this property is not to be missed.

Entry is through a stylish and traditional front door featuring an engraved window above into a delightfully bright living room with an engineered wood floor that extends throughout the downstairs, and a deep bay window overlooking the front. Beyond the living room is the superb kitchen/dining room which has twin double-glazed doors leading out onto the terrace and a large walk-in storage cupboard below the stairs. Along one side is a range of eye-level and base handleless modern units complemented by elegant grey quartz work surfaces and upstands above. A sink with a mixer tap sits adjacent to the doors while new integrated appliances include an electric oven with a gas hob and extractor hood above. There is also plenty of room for a fridge/freezer and a washing machine.

A first-floor galleried landing opens to two double bedrooms, both of which are carpeted, while the luxurious shower room is fully tiled with a white three-piece suite, including a large walk-in shower, two drawers beneath the basin and a heated towel rail.

Outside, at the rear, is a wonderfully sunny and secluded, easy-to-maintain garden with a paved terrace providing ample space for a table and chairs. The rest of the garden, which is bordered by wood fence panels, is shingled with a flower bed at the end and along one side, a selection of mature climbing plants. The garden lends itself to creating a pretty haven for bees and wildlife, with lots of space for potted plants.

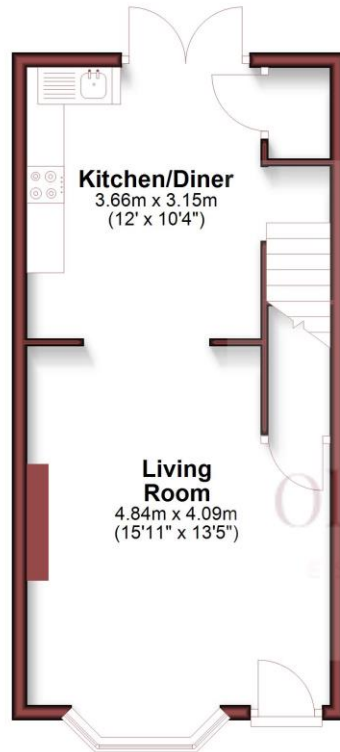
Sitting in the highly sought-after village of Kibworth Harcourt, about nine miles south of Leicester city centre, with Kibworth Beauchamp nearby, residents have a good choice of local convenience stores, such as the Central Co-Op, farm shops and open countryside within easy reach.





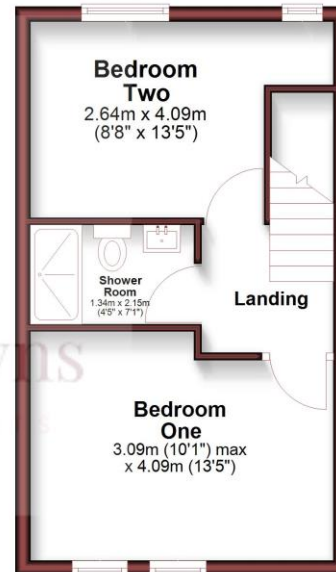
Ground Floor

Approx. 35.5 sq. metres (382.4 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.2 sq. feet)



Total area: approx. 65.2 sq. metres (701.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.
Plan produced using PlanUp.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 