

Fleckney Road
Kibworth, Leicester, LE8 0HF

Asking Price: £230,000





- 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

Recently converted and renovated to a high standard using thoughtful design and with an elevated specification, this superb semi-detached property sits in the heart of the popular village of Kibworth Harcourt.

Blending an original character exterior with a modern elegant interior, this attractive property offers excellent floor space and boasts two well-appointed bedrooms, a spacious living room, a fabulous kitchen/dining room and an easy-to-maintain garden.

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. Beyond the living room is the impressive kitchen/dining room which has twin double-glazed doors leading out onto the terrace, and allowing light to flood the room. Along one side is a range of eye-level and base handleless modern units complemented by attractive grey quartz work surfaces and upstands above. A sink with a mixer tap sits adjacent to the new integrated appliances of 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 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 nicely secluded, easy-to-maintain garden with an extensive paved terrace providing ample space for a table and chairs. The rest of the two-tiered garden, which is bordered by wood fence panels with a side access gate, is shingled and opens up lots of space to create a pretty haven of potted and climbing 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.





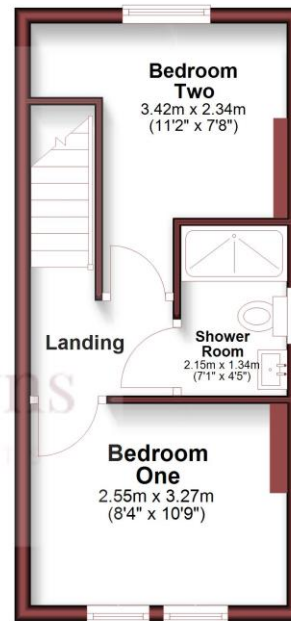
Ground Floor

Approx. 25.2 sq. metres (270.8 sq. feet)



First Floor

Approx. 24.0 sq. metres (258.2 sq. feet)




Total area: approx. 49.1 sq. metres (529.0 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Oliver Rayns

106 Queens Road
Clarendon Park, Leicester, LE2 3FL
T: 01162 960 940
E: info@oliverrayns.com
www.oliverrayns.com

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