

JAMES
SELLICKS

RECTORY LANE

KIBWORTH, LEICESTERSHIRE



Tucked away in one of Kibworth's most sought after locations, this spacious family home with four double bedrooms, three reception rooms, 32ft tandem garage, ensuite and family bathroom offers flexible living.

Four double bedrooms • Refitted kitchen • Utility room and guest cloakroom • Three reception rooms • Refitted ensuite and family bathroom • 32ft tandem garage with scope to convert to home office • Off-road parking • Landscaped gardens • Sought after location •

Accommodation

A welcoming hall greets you as you enter the front door. To your left a handy guest cloakroom is tucked in the corner, while ahead is the spacious sitting room. A living flame gas fire provides a focal point while a large window to the rear allows for plenty of natural light and attractive view of the garden. Glazed double doors lead seamlessly into the dining room which has the added benefit of an extended sun room off providing the perfect spot for enjoying the garden in all seasons.

The kitchen has been designed and fitted by Dewhirst's of Leicester with Stoneham cabinets and offers an extensive range of sleek, contemporary units that provide ample storage, while Quartz work surfaces offer plenty of space for preparing your favourite dishes. Integrated appliances include a double oven, gas hob, fridge and a bin store. There is a convenient breakfast bar for snacks on the go or a catch with a cuppa. The utility room is conveniently tucked to the side and provides further access to the front and has plumbing and space for a washing machine and dryer. An open archway leads into the garden room which could serve as an ideal playroom or snug for teenagers.

Upstairs the sense of space continues. The master bedroom is situated at the end of a long landing and features a refitted ensuite with walk-in shower, while the bedroom has fitted wardrobes and enjoys leafy church views to the front. The second bedroom also has fitted wardrobes and is a generous size. Two further double bedrooms and a refitted family bathroom with a three piece white suite can also be found here.

Outside

An attractive frontage with paved path, seating area and bedding borders enjoys views over the green and church. The rear garden has been lovingly landscaped to provide a private, secure space. An extensive paved patio terrace wraps the rear elevation and is accessible from the dining room and garden room, while a block paved path meanders past the lawn and mature bedding borders to the corner where you can access the 32ft tandem garage.

The garage can be accessed via a block paved drive from The Lea, that offers two parking spaces and features an up and over door, power/light and personnel door to the rear into the garden. There is plenty of scope to convert to a home office or studio, subject to the usual planning consents.





Location
Kibworth is a hugely popular south Leicestershire village, of significant historical interest, situated between Leicester and Market Harborough. It offers a wide range of facilities catering for all day-to-day needs including shopping, a health centre, restaurants, and public houses as well as convenient access to popular schooling in both the state and private sectors. Sporting amenities include an 18-hole golf course, cricket ground, tennis courts and a bowling green. Both Leicester and Market Harborough provide mainline access to London, the latter in just under an hour.

Tenure: Freehold

Local Authority: Harborough District Council

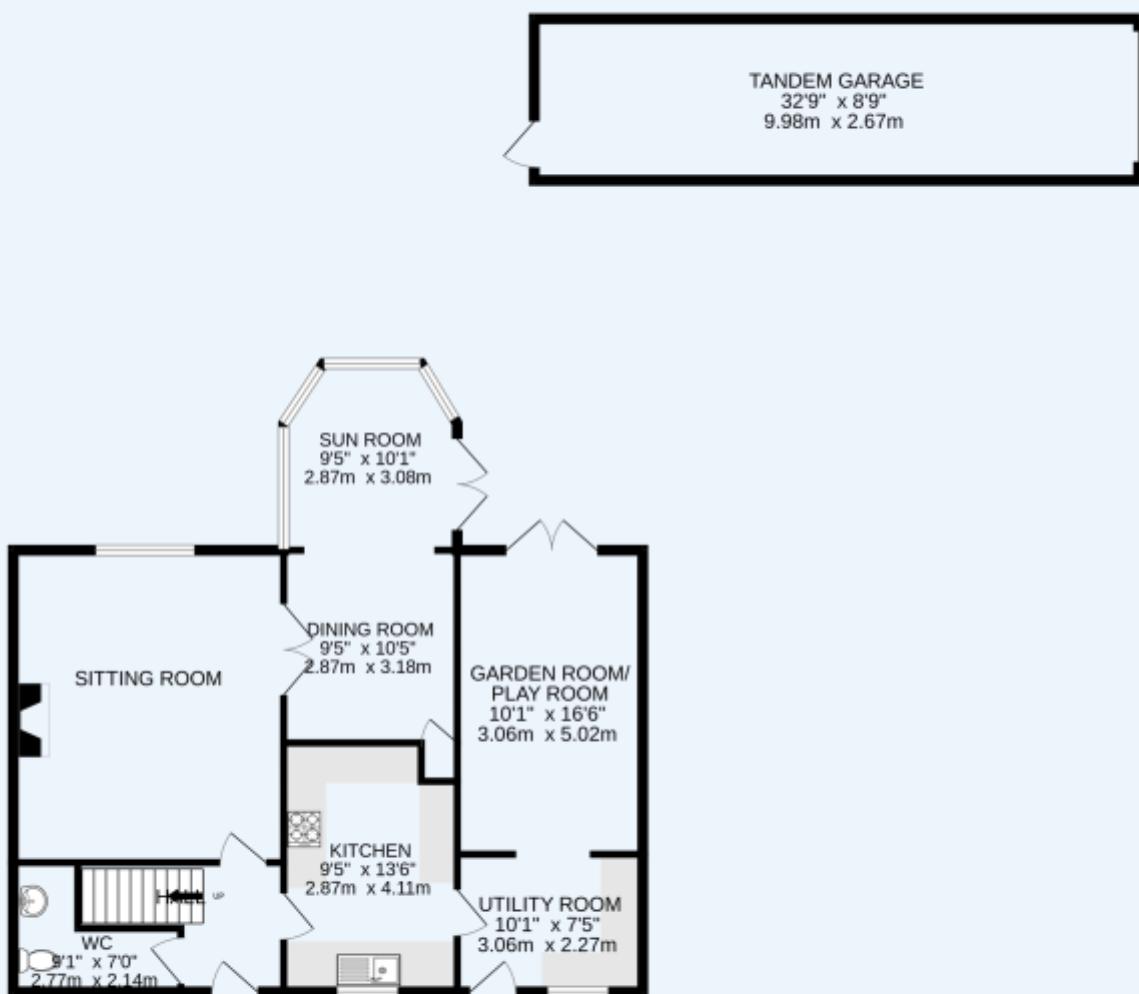
Tax Band: E

SERVICES: The property is offered to the market with all mains services and gas-fired central heating.

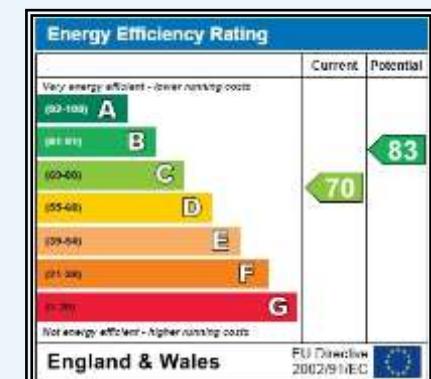
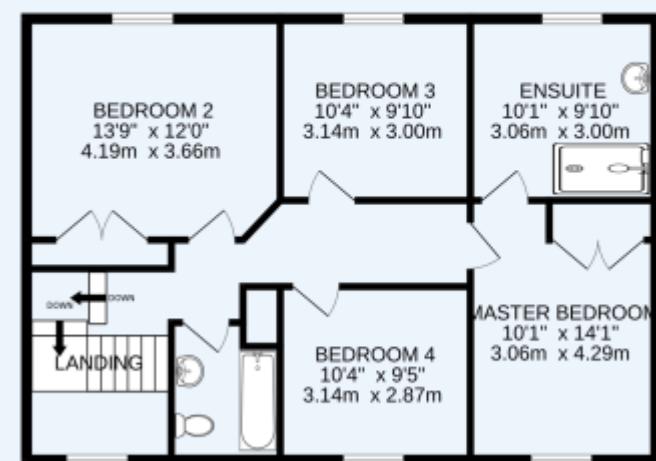




GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.



1ST FLOOR
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA: 1714 sq.ft. (159.2 sq.m.) approx.

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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

