

JAMES
SELLICKS

Longbreach Road

KIBWORTH HARCOURT
LEICESTERSHIRE



If you yearn for more space for your growing family, then this modern luxury home, built by David Wilson Homes to their Chelworth design, (one of just four on the Kibworth Meadows development), could be just what you're looking for. With four double bedrooms, open plan kitchen/diner, log-cabin summer house, park views and a double detached garage, it's an absolute gem.

Modern detached family home • Over 1,600 square feet of luxury living space • Four double bedrooms • Two reception rooms, plus study/snug • Open plan kitchen/diner with central island • Utility room and guest cloakroom • Ensuite bathroom and separate family bathroom • Log-cabin style studio/summerhouse • Double detached garage and ample parking • No upward chain •

Accommodation

Stepping through the front door into the welcoming reception hall you will immediately gain the sense of space that this home has to offer you and your family. The stylish sitting room to the left, with its contemporary fireplace focal point, leads through to a further reception room which is ideal for your children to play in, teenagers to watch television or for you to simply sit and watch the seasons go by from. Back at the front of this home, you will find the study which offers a quiet, functional space to work from home in, that could equally serve as a snug or occasional guest/fifth bedroom.

To the rear of the hall, beyond the handy guest cloakroom is the bright, open plan kitchen/diner. Fitted with contemporary units that provide ample storage and with the added feature of a central island/breakfast bar and matching stone worksurfaces, it truly is the beating heart and hub of this home. The utility is handily tucked away to the side and provides separate access out to the drive and offers further storage with plumbing and space for a washing machine and tumble dryer.

Heading upstairs you will find a spacious galleried landing which serves the four double bedrooms. The master bedroom enjoys park views over the Warwick Road recreational ground and features ample fitted wardrobes and its own ensuite bathroom fitted with a contemporary suite, comprising bath, separate walk-in shower cubicle, WC and wash hand basin. The family bathroom, similarly offers a full, contemporary suite with walk-in shower cubicle, bath, WC and wash basin.

Outside

Attractive, landscaped borders flank the central path to the front door, while a double-width drive to the side provides ample parking for four vehicles and leads to the double detached garage.

The rear peaceful and private rear garden enjoys an easterly aspect offering you the perfect, secure space for your family to enjoy, be it games on the lawn, al fresco drinks or, simply soaking up the sun. A log-cabin studio makes use of the space behind the double garage and allows flexibility of use as a garden room, gym, home office/workshop or space for a therapist to meet and treat clients in.





Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: F

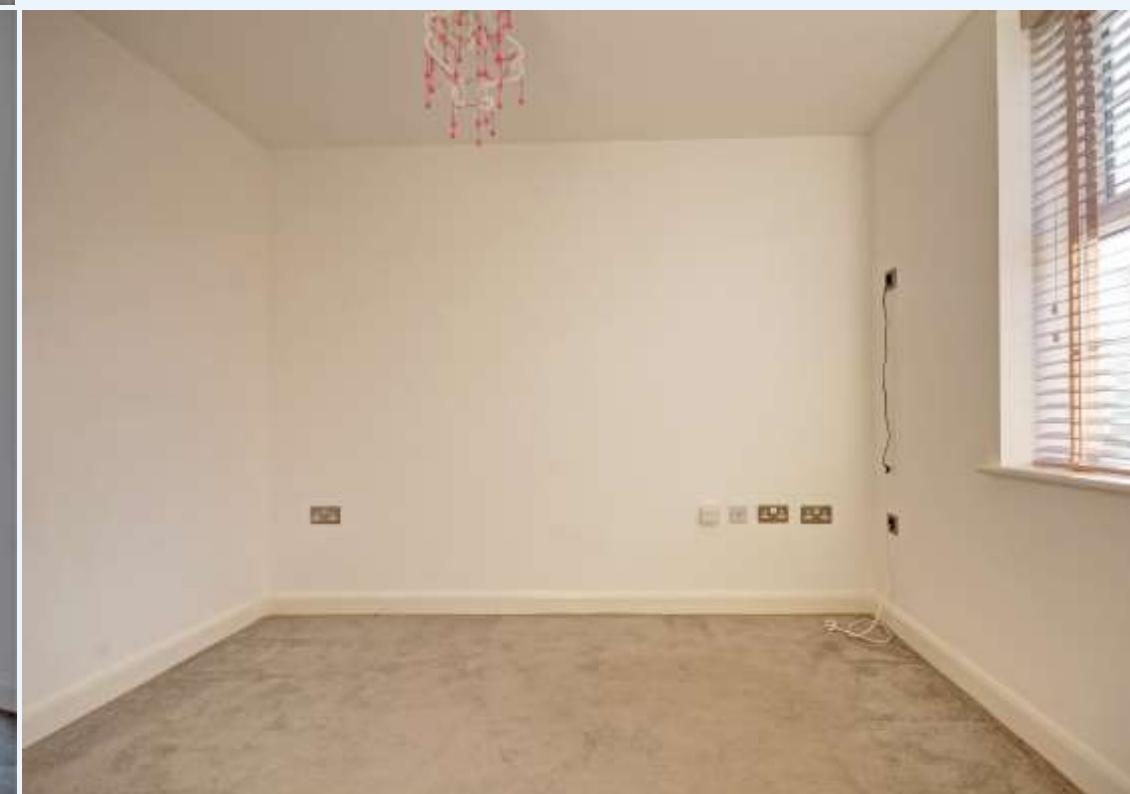
SERVICES: The property is offered to the market with all mains services and gas-fired central heating.

Location

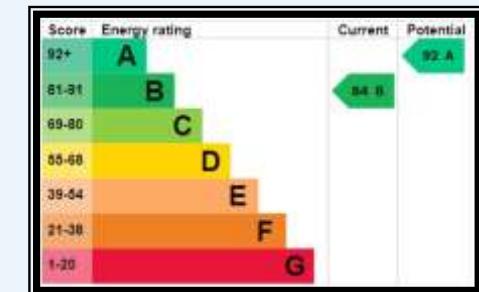
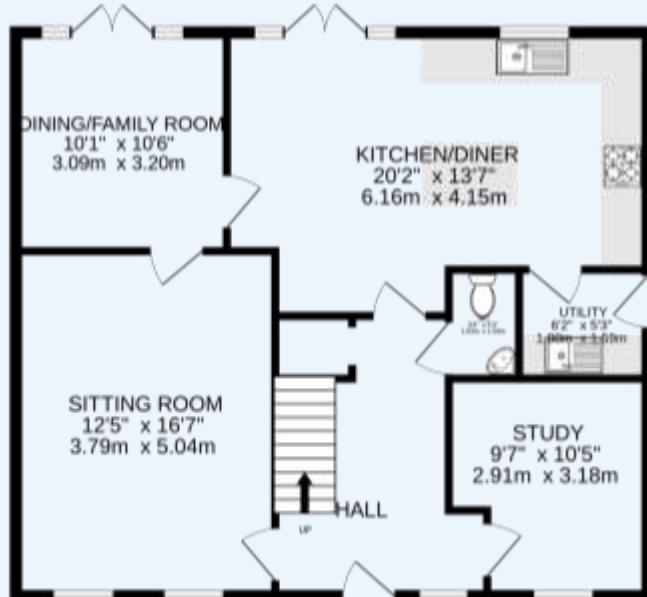
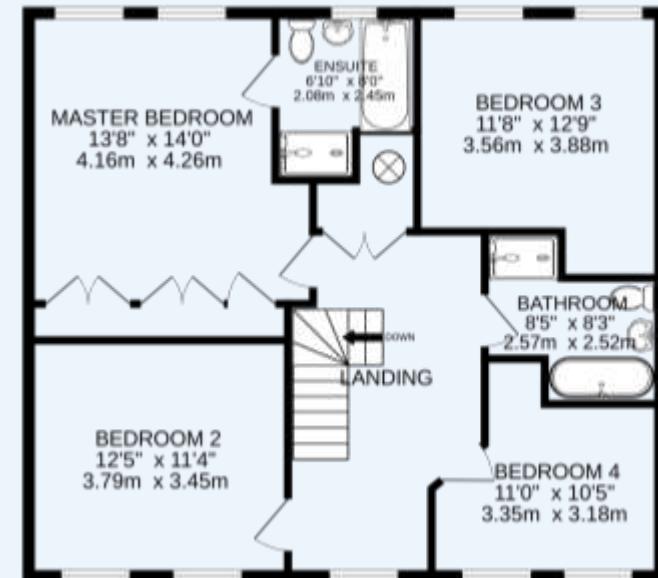
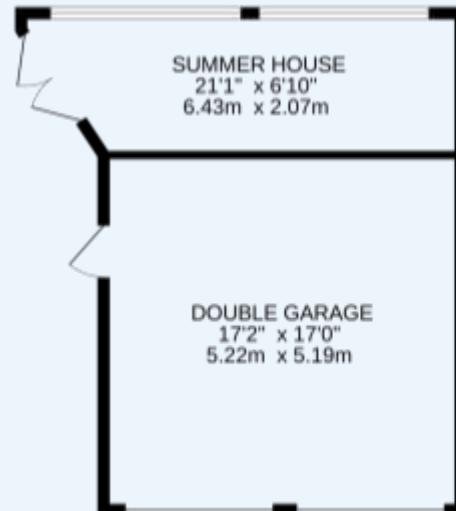
Kibworth is a hugely popular south Leicestershire village, of significant historical interest, situated between Leicester and Market Harborough. It offers a wide range of facilities catering for all day-to-day needs including shopping, a health centre, restaurants and public houses as well as convenient 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.

Satnav Information

Property postcode is LE8 0SQ, and house number 17.







TOTAL FLOOR AREA: 1640 sq.ft. (152.4 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.



Summerhouse



Sauna