

# Springfield Crescent

KIBWORTH BEAUCHAMP

James Sellicks

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# 74, Springfield Crescent,

## Kibworth Beauchamp,
## LE8 0LH

An exceptional, luxurious and elegant detached family home, thoughtfully renovated to an exacting standard, offering over 2,500 sq. ft of beautifully appointed accommodation. Situated within a desirable setting in Kibworth Beauchamp, with distant countryside views, this outstanding

• Luxurious and elegant detached home extending to approx. 2,594 sq. ft including garage • Thoughtfully renovated and finished to an exceptional standard throughout • Stunning open-plan living/dining kitchen with central island and quartz surfaces • High-spec kitchen with integrated appliances including Bosch coffee machine plus a Boot room & Utility room • Triple aspect sitting room with log burner • Underfloor heating and contemporary electric fire • Five bedrooms, including a superb principal suite with ensuite • Luxurious marble-finished ensuite with walk-in drying room • Double aspect bedrooms with attractive outlooks, including field views • Integral double garage with Hormann electric door and driveway parking

### Accommodation

The property is entered via a Hormann front door into a welcoming hallway with a picture window offering stunning garden views the moment you walk through the door and setting the tone for the high standard of finish found throughout. To the rear, a stunning open-plan living/dining kitchen forms the heart of the home, thoughtfully designed with quartz worktops, underfloor heating, a large central island with breakfast seating, double sink with Quooker tap, integrated appliances including a Bosch coffee machine, and space for a range-style cooker. A large picture window and 5.3m ultra-thin sliding doors flood the space with natural light, while glazed internal doors connect seamlessly to the hallway and the adjacent sitting room.

The sitting room is an elegant triple-aspect space featuring a log-burning stove, providing a warm and inviting reception area. A separate family room offers further versatility, ideal for modern family living. The ground floor is complemented by a practical utility with additional appliance space, ceramic sink and internal access to the garage, and access to the guest cloakroom. A handy boot room completes the ground floor accommodation.

To the first floor, a panelled landing leads to five well-proportioned bedrooms, with four boasting a dual aspect. The principal bedroom is a superb retreat, fitted wardrobes and a luxurious ensuite finished in marble, complete with walk-in shower, vanity unit and quality brass fittings, as well as a useful walk-in drying room. Bedrooms two and five also benefit from dual aspects, with bedroom two enjoying attractive field views. The remaining bedrooms are well sized and served by a family bathroom fitted with an enamel bath with a large brass rainforest shower over.

### Outside

The property occupies a well-positioned plot with a driveway providing off-road parking and access to the integral double garage with Hormann electric door. The rear garden is ideal for both relaxation and entertaining, with direct access from the kitchen via patio doors, creating a seamless connection between indoor and outdoor living. The space is perfectly suited to modern family life and alfresco dining, completing this impressive and rarely available home of true quality.

### Location

Tucked just off the heart of the sought-after village of Kibworth Beauchamp, these homes enjoy the best of both worlds; vibrant village living with easy access to beautiful South Leicestershire countryside, and excellent transport links. The village itself is brimming with charm, offering boutiques, GP surgeries, shops, a delicatessen, butcher's, popular public houses and restaurants, plus local country footpaths for scenic walks, open spaces, playgrounds, tennis courts and a MUGA (multi use games area) and a host of sports clubs including tennis, golf, bowls, and cricket.

For a wider selection, the nearby market town of Market Harborough offers a bustling mix of independent boutiques, high street shopping, a theatre, leisure centre, Waitrose and other supermarkets, plus a wide choice of restaurants, pubs, and wine bars. There is also a mainline rail link to London St. Pancras in just under an hour.

### Schooling

Families will find excellent education options close by. Kibworth Primary School, rated Outstanding by Ofsted, sits at the heart of the community and flows through to Kibworth High School. For those seeking private education, Stoneygate Preparatory in Great Glen, Leicester Grammar School, and Leicester High School are all within easy reach and are some of the most renowned schoolings within the county.

### Property Information

Tenure: Freehold
Local Authority: Harborough District Council Tax Band: E
Listed Status: Not Listed. Built circa 1966
Conservation Area: No
Services: The property is offered to the market with all mains services and gas-fired central heating with Hive thermostat
Loft: Insulated
Meters: Electric and Gas smart meters and a water meter
Broadband delivered to the property: FTTP (full fibre – 300 mbps)
Non-standard construction: Believed to be of standard construction
Wayleaves, Rights of Way & Covenants: Yes
Flooding issues in the last 5 years: No
Accessibility: Two storey dwelling, no modifications
Planning issues: None our clients are aware of
Satnav Information: The property's postcode is LE8 0LH and house number 74.

### Note to prospective purchasers

As a regulated profession, and in accordance with the Anti-Money Laundering Regulations, we are legally required to carry out due diligence checks on all purchasers to verify their identity. A non-refundable administration fee of £60 plus VAT per purchaser is payable upon an offer being accepted. This fee covers the cost of compliance procedures, including Anti-Money Laundering and identity verification checks. These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement







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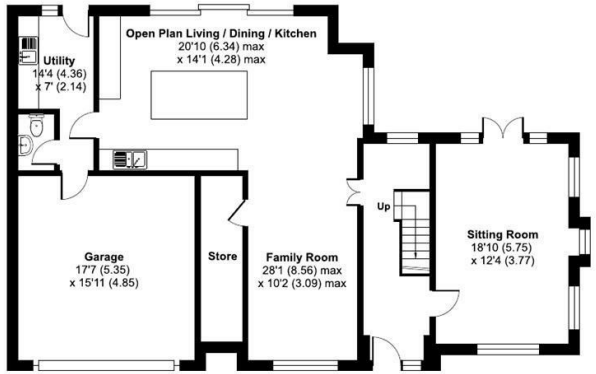

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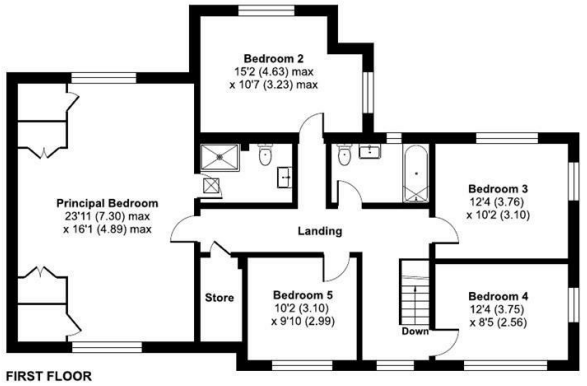

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74 Springfield Crescent, Kibworth Beauchamp, Leicester, LE8 0LH
Total Approx Gross Internal Floor Area 2314.00 sq ft
Measurements are approximate. Not to scale. For illustrative purposes only.

## Springfield Crescent, Kibworth Beauchamp, Leicester, LE8

Approximate Area = 2314 sq ft / 214.9 sq m
Garage = 280 sq ft / 26 sq m
Total = 2594 sq ft / 240.9 sq m
For identification only - Not to scale

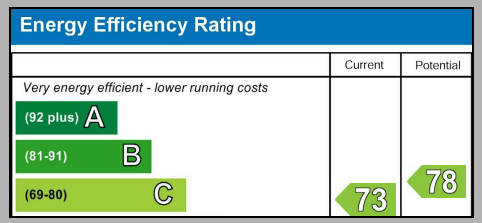



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for James Sellicks Estate Agents. REF: 1438494

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### Measurements 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.