



VICTORIA COURT

OFF WEIR ROAD, KIBWORTH BEAUCHAMP, LEICESTERSHIRE

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Victoria Court,
Weir Road, Kibworth Beauchamp,
Leicestershire

A superbly specified four bedroom, three bathroom new build home, arranged over three floors and located in a quiet location close to the centre of the ever popular village of Kibworth Beauchamp.

New build completed in 2021 | Highly specified throughout to include oak doors | Three storey | Dining kitchen | Sitting Room | Four bedrooms, two with an ensuite | Family bathroom | Delightful rear gardens | Protek 10 year warranty | Excellent village amenity |

ACCOMMODATION

Designed with modern family living in mind, this carefully conceived family home is arranged over three floors and is highly specified and beautifully finished throughout to include oak doors and underfloor heating to three zones on the ground floor consisting of the kitchen, hall and sitting room.

The property is entered into an entrance hall with stairs rising to the first floor, guest WC and a handy cupboard off to cater for coats, shoes, hoovers and ironing boards, a rarity in a new build property.

The sitting room is located to the front of the property and has an attractive bay window. The dining kitchen occupies the width of the house at the rear has double doors and a window leading on to a sunny flagged terrace with lawn beyond. The kitchen is particularly well equipped with underfloor heating and is painted in Farrow and Ball Cornforth White. A comprehensive range of fitted cabinets in grey with quartz preparation surfaces over. The sleek and contemporary cabinets comprise deep pan drawers, base cupboards and eye level cabinets with an easy close system and for the foodies' there are twin stainless steel and glazed Hotpoint ovens at chest level, an Indesit five ring gas hob with splashback and matching extractor. There is a stainless steel sink, an integrated dishwasher and wine cooler.

Stairs rise to the first floor landing which gives access to the master bedroom which has a window to the front, a triple built in wardrobe and an ensuite shower room with a corner shower enclosure, WC and wash hand basin. There are two further bedrooms and a family bathroom comprising a bath, WC and wash hand basin. To the second floor is bedroom four, which has a window to the front, two Velux windows and an ensuite shower room.

OUTSIDE

To the front is a pathway with chipped slate border leading to the front door. To the left of the property is access to the rear garden. There are three allocated parking spaces and two visitor parking spaces. To the rear is a random flagged terrace, ideal for entertaining and enjoying the sunny aspect. Steps lead down to a lawned area. The garden is fully enclosed by fencing.

LOCATION

Kibworth is a thriving village, popular with young families and retired couples alike because of a strong community spirit centred around an excellent range of amenities which includes sporting and recreational facilities and includes cricket, golf, bowls and tennis clubs.

There is excellent schooling within the area in both the state and private sector. Shopping is catered for with local shops and delicatessen which caters for all day to day needs. There is also a drs surgery and popular public houses and restaurants. Market Harborough is located some five miles to the south offering an even wider range of facilities and a mainline rail connection to London St. Pancras in under an hour.

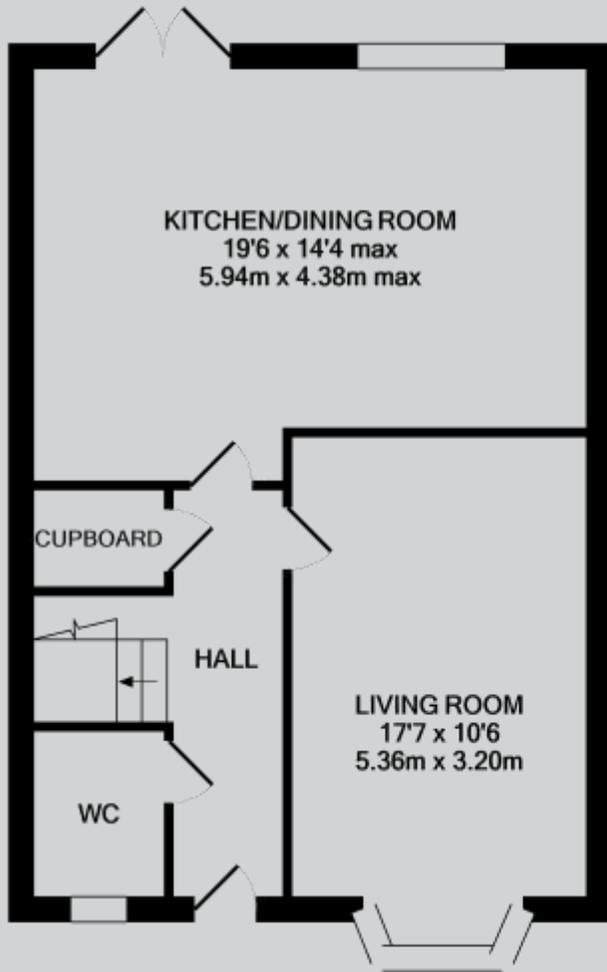
DIRECTIONAL NOTE

Proceed out of Market Harborough in a northerly direction eventually taking the first exit at the roundabout onto the A6. Continue into the village of Kibworth, take the first left hand turn into New Road, taking a second left hand turn into Weir Road, where Victoria Court can be found at the end, where the property may be found as identified by our agents for sale board.

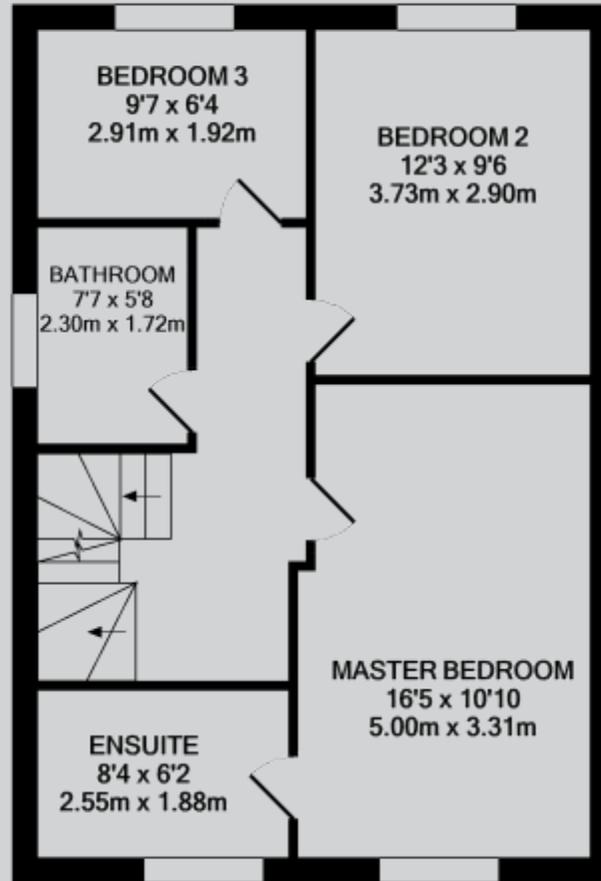




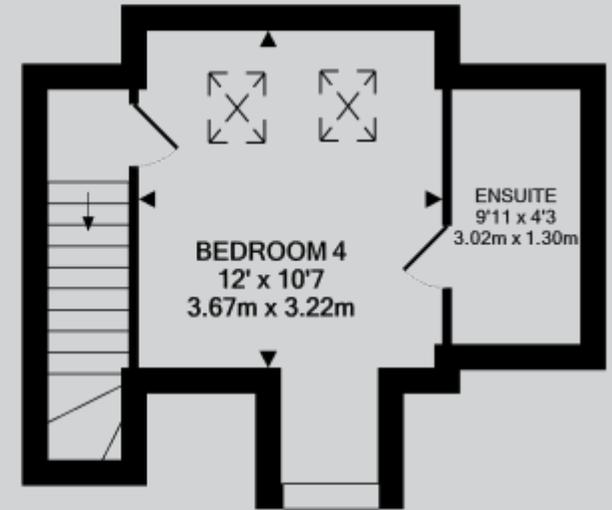
Total Approx Gross Internal Floor Area = 125.9 sq/m – 1355 sq/ft
 Measurements are approximate. Not to scale. For illustrative purposes only.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.