



12 Folley Road

, Kibworth Beauchamp, LE8 0PF

Offers Over £300,000

Enjoying a prime position overlooking an attractive green and just a short stroll from the vibrant village centre, this stylish and contemporary three-storey townhouse offers spacious, versatile accommodation and is presented to an excellent standard throughout.

The property is ideally suited to modern living, with well-balanced accommodation arranged across three floors. Upon entering the home, you are welcomed by a bright and inviting entrance hall which leads through to a comfortable sitting room positioned to the front elevation. To the rear of the property is a superb open-plan dining kitchen, fitted with a range of modern units and providing ample space for both dining and everyday living. French doors open directly onto the rear garden, allowing plenty of natural light to flood the room and creating a seamless connection between the indoor and outdoor spaces—ideal for entertaining or enjoying the warmer months.

The first floor hosts two well-proportioned bedrooms, both offering flexible accommodation suitable for family members, guests or those working from home, alongside a well-appointed family bathroom.

Occupying the entire second floor is an impressive principal bedroom suite, creating a private and

- Three Storey Home
- Beautifully Presented
- Detached Single Garage and parking to side
- Stylish home
- En-Suite to master bedroom
- Must be viewed

Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.



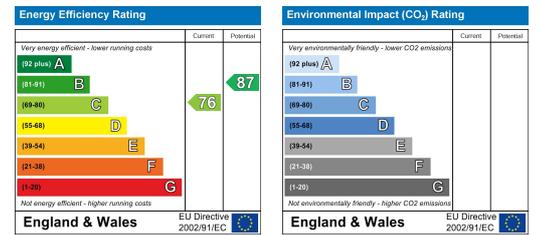
Floor Plan



Area Map



Energy Efficiency Graph



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