



49 Weir Road

, Kibworth Beauchamp, LE8 0LQ

Price Guide £250,000

*** GUIDE PRICE - £250,000-£265,000 ***

Occupying a commanding position on an elevated corner plot, this exceptionally well-presented two-bedroom semi-detached residence offers a compelling combination of contemporary style, generous proportions, and outstanding versatility — making it a genuinely exciting prospect for a wide range of buyers.

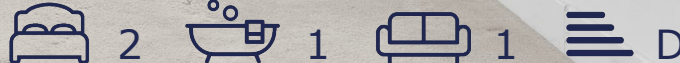
The ground floor has been thoughtfully arranged around an open-plan dining kitchen that flows seamlessly into the lounge, creating a wonderfully sociable space that is equally suited to relaxed everyday living as it is to entertaining guests. The layout is bright, cohesive, and refreshingly free of the compromises that so often characterise properties of this type.

Ascending to the first floor, two generously appointed double bedrooms provide comfortable and flexible accommodation, served by a recently refitted bathroom finished to a notably high specification — a particularly welcome feature that speaks to the care and attention the current owners have invested throughout.

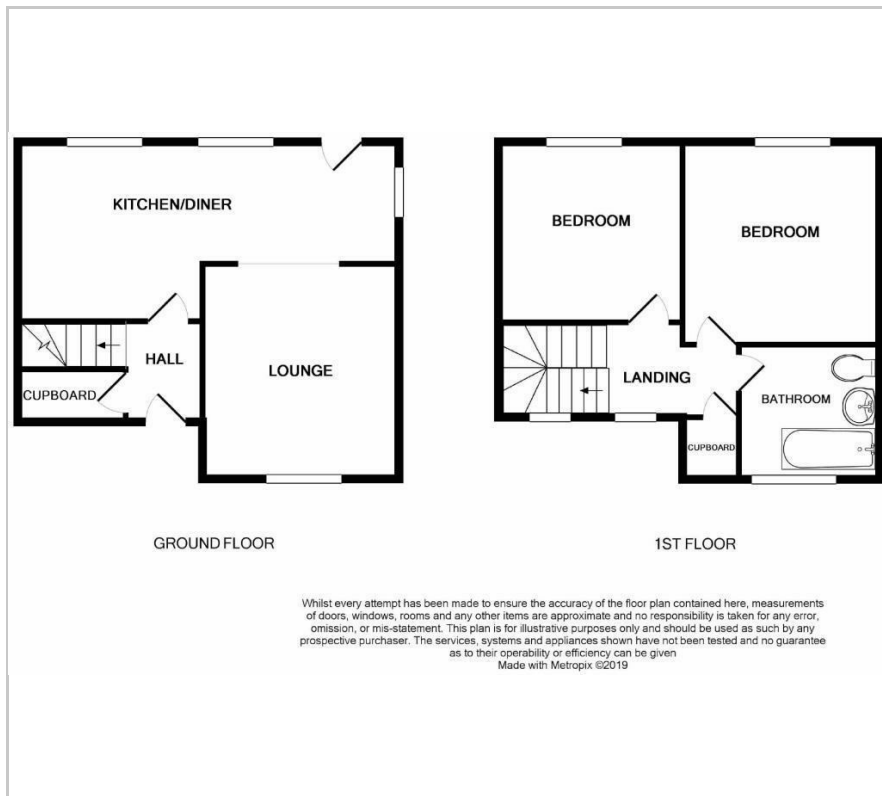
- Elevated corner plot position with front, side, and rear gardens
- Stylish open-plan ground floor layout
- Bright and spacious lounge with feature exposed brick fireplace
- Two generous double bedrooms, both with charming cast iron fireplaces
- Well-maintained gardens and rear patio ideal for entertaining
- Perfect for first-time buyers, downsizers, or buy-to-let investors
- No Chain

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.



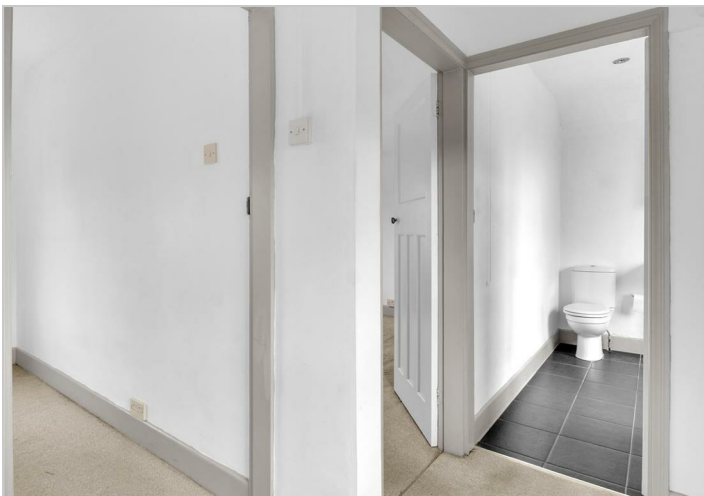
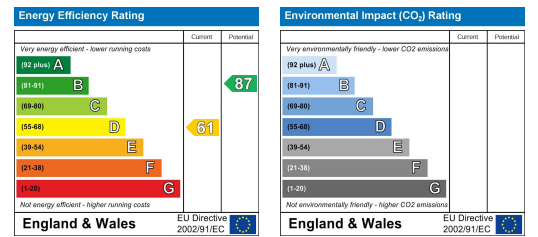
Floor Plan



Area Map



Energy Efficiency Graph



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