



18 Gladstone Street

Kibworth Beauchamp, Leicester, LE8 0HL

Offers Over £270,000

Situated within a well-regarded position in the heart of Kibworth, this detached home offers a rare and exciting opportunity for those looking to create something truly special. Set on a generous plot with a beautifully established rear garden extending to approximately 200ft, the property presents huge scope for further development (subject to the necessary consents), making it ideal for buyers with vision.

The accommodation, in its current form, is well-proportioned and versatile. An inviting entrance hall leads through to two spacious reception rooms, both offering plenty of natural light and flexibility in how they can be used. The kitchen sits to the rear, overlooking the exceptional garden, and provides a great foundation for redesign or extension.

Upstairs, there are two well-sized double bedrooms, along with an additional smaller room - perfect as a nursery, dressing room or home office - offering flexibility without quite meeting full bedroom criteria. A family bathroom and separate WC complete the internal layout.

Externally is where this property truly shines. The substantial rear garden offers a wonderful sense of space and privacy, rarely found within the heart of the village. To the front, there is

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.



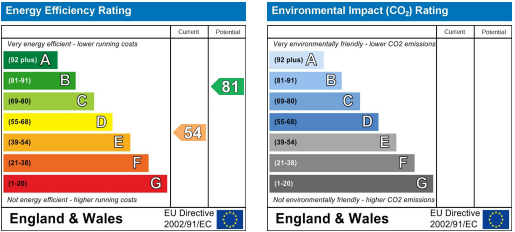
Floor Plan



Area Map



Energy Efficiency Graph



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