

## 110 Dairy Way, Kibworth Harcourt, LE8 0SN



**£315,000**

Located on a well regarded modern development in the edge of the sought after village of Kibworth, is this attractive bay-fronted three storey semi detached home. The location affords easy access to neighbouring countryside, whilst also being with easy reach of the village's centre and its healthy range of local amenities. It also provides great road access for the commuter to the towns of Oadby and Market Harborough, the city of Leicester and the M1/M6 motorway networks. The house itself is well presented and offers spacious accommodation over its three storeys. It briefly comprises entrance hall, ground floor WC, lounge, kitchen/diner, three bedrooms, master en-suite and family bathroom. Outside, there's a driveway, garage and lawned rear garden.



## GROUND FLOOR

Entrance Hall

Ground Floor WC

Lounge



## Kitchen/Diner



## FIRST FLOOR

Landing



*Service without compromise*

# ADAMS & JONES

*Service without compromise*

Bedroom Two



Stairwell



Bedroom Three



SECOND FLOOR

Master Bedroom



Bathroom



Master En-Suite

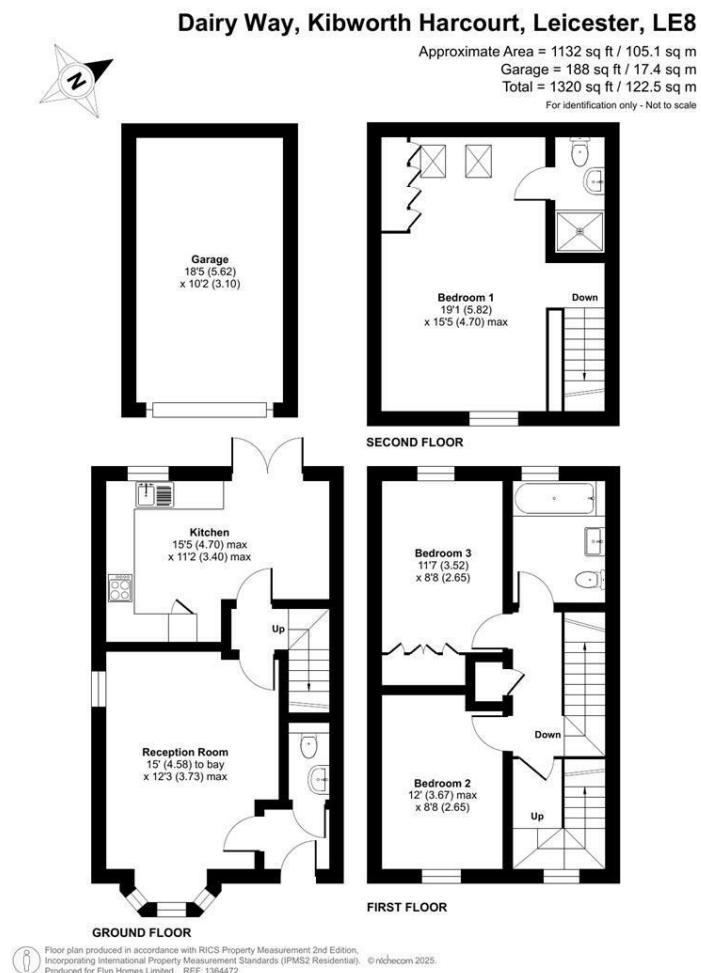


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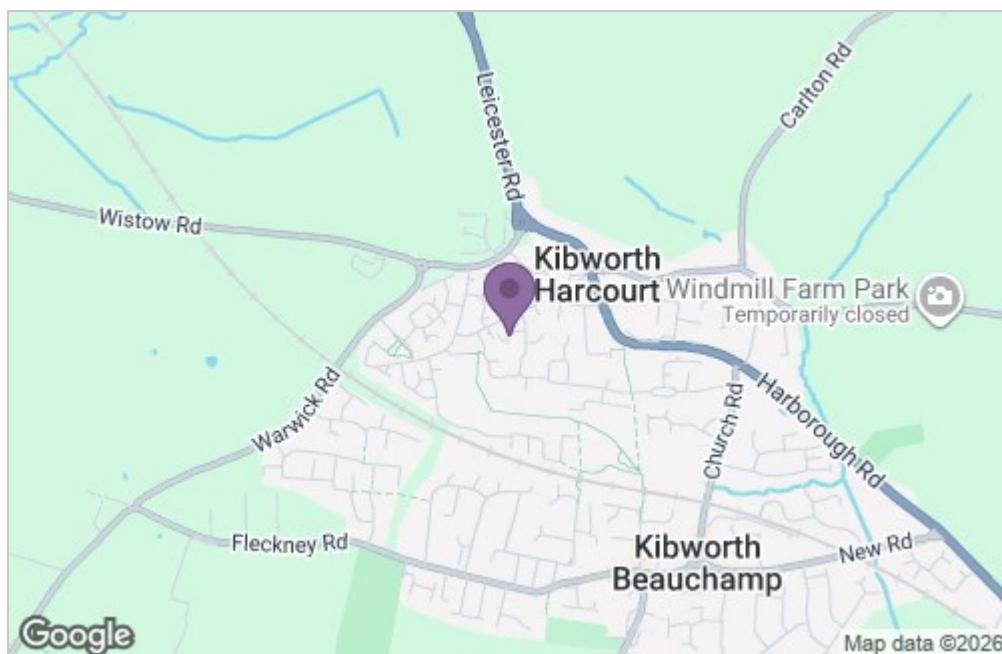


*Service without compromise*

## Floor Plan



## Area Map



## Energy Efficiency Graph

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC