

## 75 High Street, Kibworth Beauchamp, LE8 0HS



**£258,000**

A charming end of terrace period cottage centrally located in this popular village. The gas centrally heated and double glazed accommodation has undergone a number of recent improvement works to include: new boiler and hot water cylinder, wiring and 'Hive' system.

The accommodation comprises: Lounge, fitted kitchen/diner with appliances, landing, two double bedrooms and bathroom.

There is also a private, well stocked garden.

Ideally suited to a first time buyer or 'buy to let' investor, we would highly recommend an early internal viewing.

*Service without compromise*

## Entrance Hall

Accessed via solid oak front door with opaque double-glazed panel. Tiled flooring. Window to the lounge. Solid timber door to lounge/diner.

## Lounge/Diner 16'4" max x 12'1" max (4.98m max x 3.68m max)



Double-glazed window to the front elevation. Feature brick construction fire place incorporating gas fire with timber mantle. Television point. Arched and shelved recess. Picture rail. Radiator. Timber door to kitchen/diner.



## Kitchen/Diner 16'1" x 9'0" (4.90m x 2.74m)



Fitted base and wall units. Laminated work surfaces with complimentary tiled splash backs. Fitted double oven and four ring gas hob. Space and plumbing for automatic dishwasher. Fitted dishwasher. Space for under counter fridge and freezer. One and a half sink and drainer. Wood laminate flooring. Double-glazed window to the rear. Wall mounted gas fired combination central heating boiler. Stairs rise into the first floor. Stable door leading outside.





## First Floor Landing

Radiator. Access to loft space. Timber doors to rooms.

## Bedroom One 12'4" x 8'11" (3.76m x 2.72m)



Airing cupboard housing brand new hot water cylinder. Fitted wardrobes. Double-glazed window to the rear aspect. Radiator.



## Bedroom Two 12'1" x 8'6" (3.68m x 2.59m)



Double-glazed window to the front elevation. Radiator.



**Bathroom 8'8" x 7'7" (2.64m x 2.31m)**



Panelled bath. Tiled shower cubicle with mains rains shower fitment. Wash hand basin. Low level wc. Heated towel rail. Complimentary tiling. Radiator. Opaque double-glazed window. Electric shaver point.



**Front**

Small four court with picket fence. Side gated pedestrian access to the rear garden.

**Rear Garden**



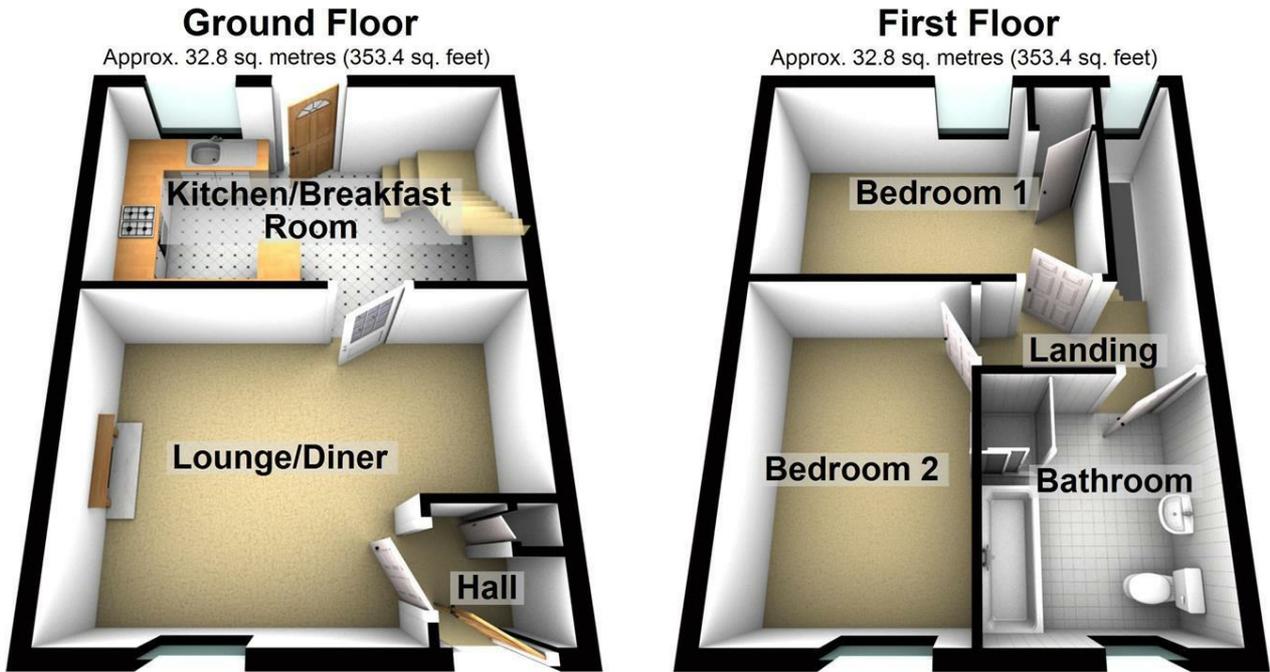
Mainly laid to lawn with paved patio area. Enclosed by timber lat fencing. Tiber store. Outside lighting.



**Notice for Prospective Buyers**

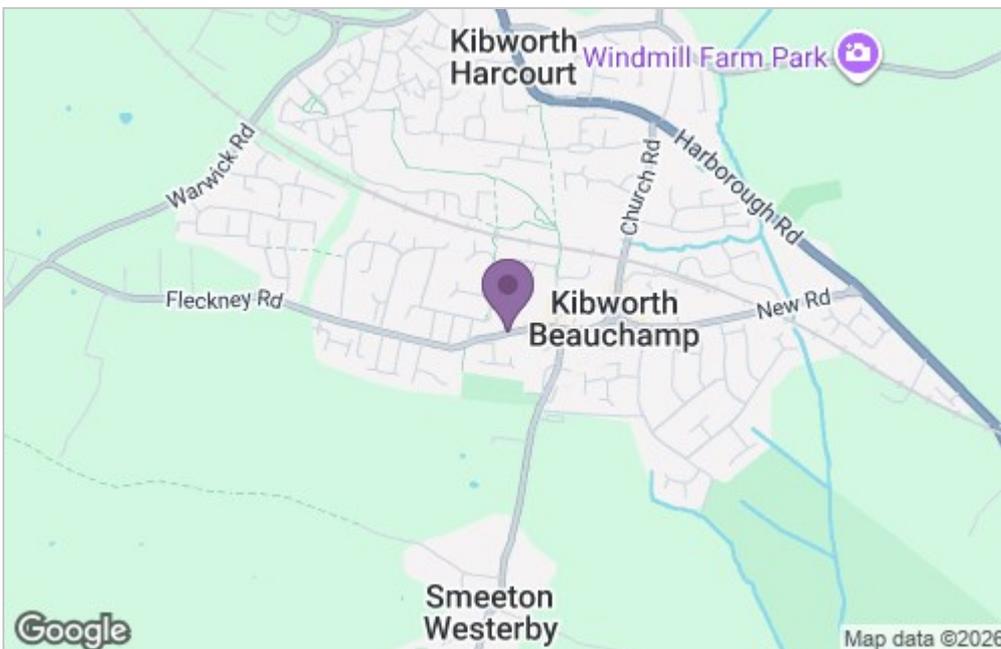
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

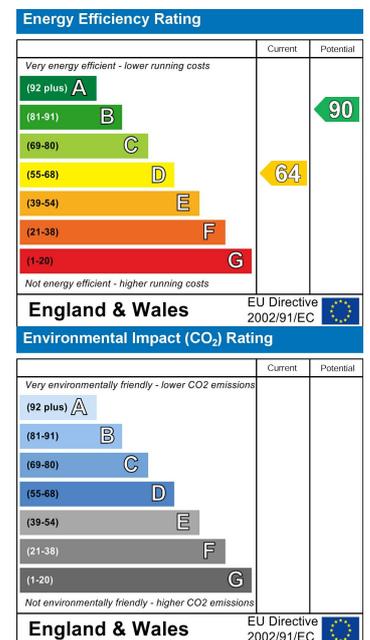


Total area: approx. 65.7 sq. metres (706.8 sq. feet)

## Area Map



## Energy Efficiency Graph



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