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Service without compromise

# 5 Palmerston Close, Kibworth Beauchamp, LE8 0JJ

## £240,000

Located within an extremely pleasant cul-de-sac in the delightful village of Kibworth Beauchamp, within easy reach of the village's thriving centre, is this well presented semi-detached bungalow. Accommodation briefly comprises entrance hall, refitted kitchen (newly plastered walls left to be painted by the new buyer in their chosen colour), lounge/diner, conservatory, two bedrooms and bathroom. Outside there are front and rear gardens, driveway and solar panels owned outright on the roof to keep bills down to a minimum.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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## Entrance Hall

Double-glazed UPVC front entrance door and window. Cloaks cupboard off. Radiator. Glazed door to kitchen.

## Kitchen 9'6" x 8'6" (2.90m x 2.59m)

UPVC double-glazed window to side. Range of refitted wall and floor mounted units (the walls and ceiling just requiring painting by the new owner to their desired taste). Stainless steel sink. Electric oven with ceramic hob. Integrated washer/dryer. Integrated slimline dishwasher. Space for fridge/freezer. Wall mounted gas fired central heating boiler.

## Lounge/Diner 16'2" x 10'9" (4.93m x 3.28m)

UPVC double-glazed window to front with plantation shutter. Radiator.

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## Bedroom One 11'5" x 10'9" (3.48m x 3.28m)

UPVC double-glazed window to rear with plantation shutter. Radiator.

## Bedroom Two 8'7" x 7'9" (2.62m x 2.36m)

UPVC double-glazed French doors leading through to conservatory.

## Conservatory 9'8" x 7'8" (2.95m x 2.34m)

Brick base with UPVC double-glazed windows and French doors leading out to the garden.

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## Bathroom

Opaque UPVC double-glazed window to side. Modern white three piece suite comprising; wc, wash hand basin over storage unit and panelled bath with built in shower and glazed screen. Radiator.

## Front

Driveway for several vehicles. Lawned front garden with gated side access pathway leading to the rear garden.

## Rear Garden

Mainly laid to lawn with paved patio areas. Greenhouse and timber shed.

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### Note 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.

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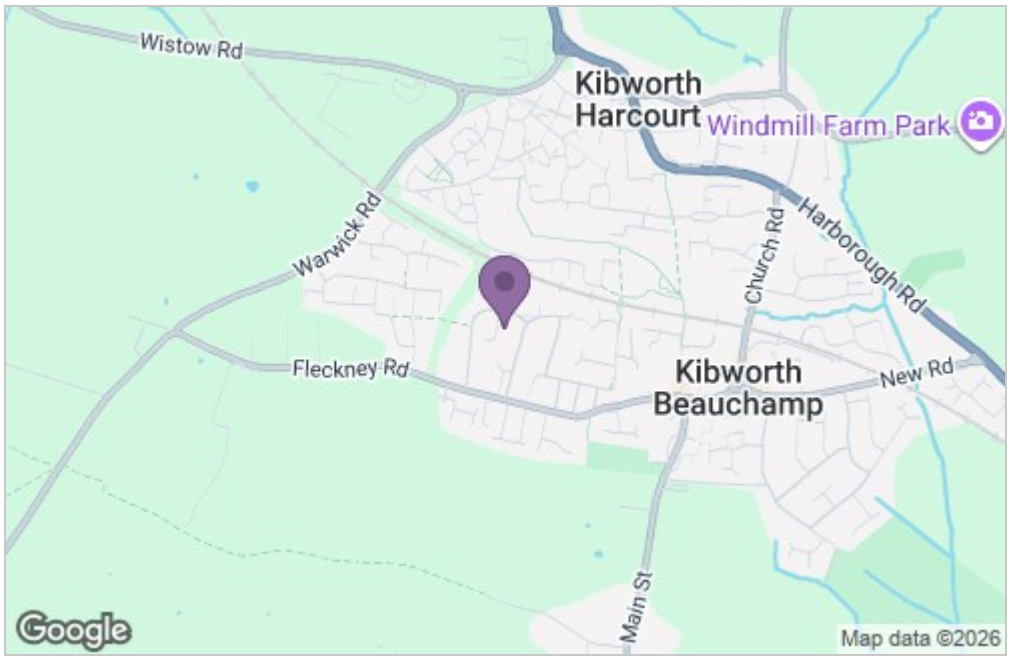
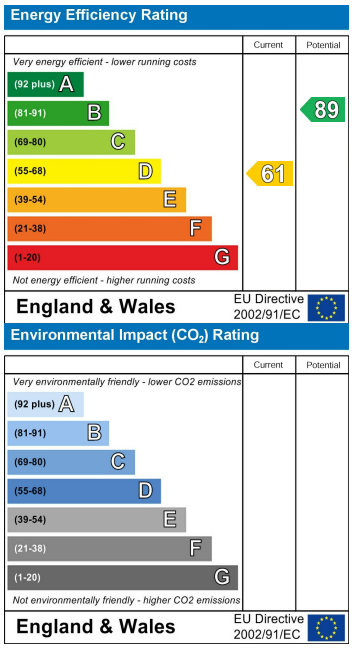
## Floor Plan

Total area: approx. 57.8 sq. metres (622.6 sq. feet)

## Area Map




## Energy Efficiency Graph

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