

9 Glebeland, Kibworth Harcourt, LE8 0SJ



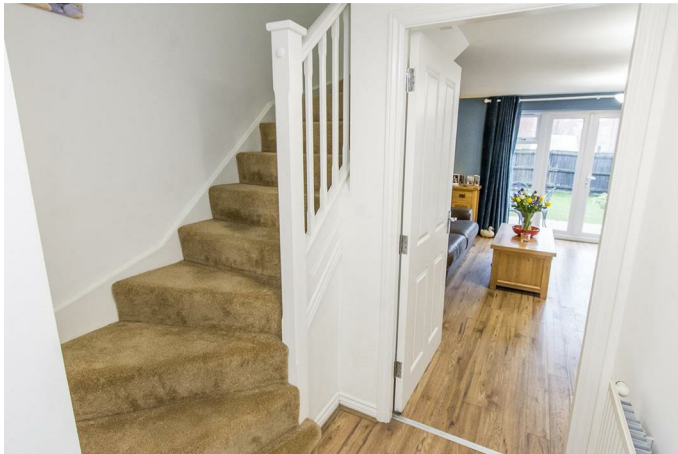
£335,000

An immaculately presented and deceptively large three storey semi-detached family home. Flexible accommodation briefly comprises to the ground floor; Entrance hall, cloakroom/WC, refitted kitchen with appliances and lounge/diner. On the first floor; Landing, further lounge or bedroom with juliet balcony, double bedroom and family bathroom. On the second floor (allowing the possibility of an almost separate 'mini flat' type scenario for an older child or guest) - Two further double bedrooms and a 'Jack and Jill' en-suite. There is also a private rear garden, off road parking for several cars, and a single garage.

THIS DELIGHTFUL HOME IS BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN AND INTERNAL VIEWING IS HIGHLY RECOMMENDED. ALL WHITE GOODS NAMED IN PARTICULARS CAN BE INCLUDED IN THE SALE.

Service without compromise

Entrance Hall



Composite front entrance door. Engineered wooden flooring. Radiator. Telephone point. Doors to rooms. Stairs rising to first floor.

Downstairs WC



Opaque double-glazed window to front elevation. Low-level WC. Pedestal wash hand basin. Radiator. Washing machine with laminate worktop over and tumble dryer. Engineered wooden flooring.

Kitchen 11'4" x 8'9" (3.45m x 2.67m)



Double-glazed window to front elevation. Range of fitted wall and base mounted units. Laminate breakfast bar and work surfaces. Enamel sink and drainer. Complementary tiled splash-backs. Stainless steel extractor hood. Dishwasher, fridge/freezer and double oven. Five ring gas hob. Tile effect vinyl flooring. Radiator. New gas central heating boiler. Opening to lounge / dining room.

(Kitchen Photo Two)



(Kitchen Photo Three)



(Lounge / Dining Room Photo Two)



Lounge / Dining Room 16'1" x 15'4" (4.90m x 4.67m)



Engineered wooden flooring. Double-glazed French doors to rear garden. Double-glazed window to side. Two radiators. Under stairs storage cupboard. Television and satellite point.

Stairs & Landing

Timber balustrade. Doors to rooms. Stairs rising to second floor.

First Floor Lounge / Bedroom Two 16'1" x 13'2" (4.90m x 4.01m)



Double-glazed French doors to Juliet balcony. Double-glazed window to rear. Television point and satellite point. Two radiators.

(First Floor Lounge / Bedroom Two Photo Two)



Bedroom Three 16'2" x 10'0" (4.93m x 3.05m)



Double-glazed window to front. Radiator. Built in wardrobes.

(Bedroom Three Photo Two)



Bathroom



Panelled bath with mixer shower attachment. Low-level WC. Pedestal wash hand basin. Vinyl flooring. Complementary splash-backs. Radiator. Opaque double-glazed window. Extractor fan. Mirrored bathroom cabinet.

Second Floor Stairs & Landing

Timber balustrade. Loft access hatch.

Bedroom One 16'1" x 10'5" (4.90m x 3.18m)



Two double-glazed windows to rear. Radiator. Built-in wardrobes. Television and satellite point.

(Bedroom One Photo Two)



Jack & Jill En-Suite



Double shower cubicle with mains shower fitment. Pedestal wash hand basin. Low-level WC. Radiator. Vinyl flooring. Complementary tiled splash-backs. Shaver point. Backlit mirrored cabinet.

Bedroom Four 11'8" x 8'1" (3.56m x 2.46m)



Two double-glazed windows to front. Radiator. Open clothes hanging space. Airing cupboard with hot water tank. Telephone point.

(Bedroom Four Photo Two)



Front

To the front of the property is a small gravelled area with dwarf hedging and outside light. There is a tarmac driveway with parking for two or three cars.

Garage

Brick constructed single garage with up and over door.
Power and light.



Rear Garden

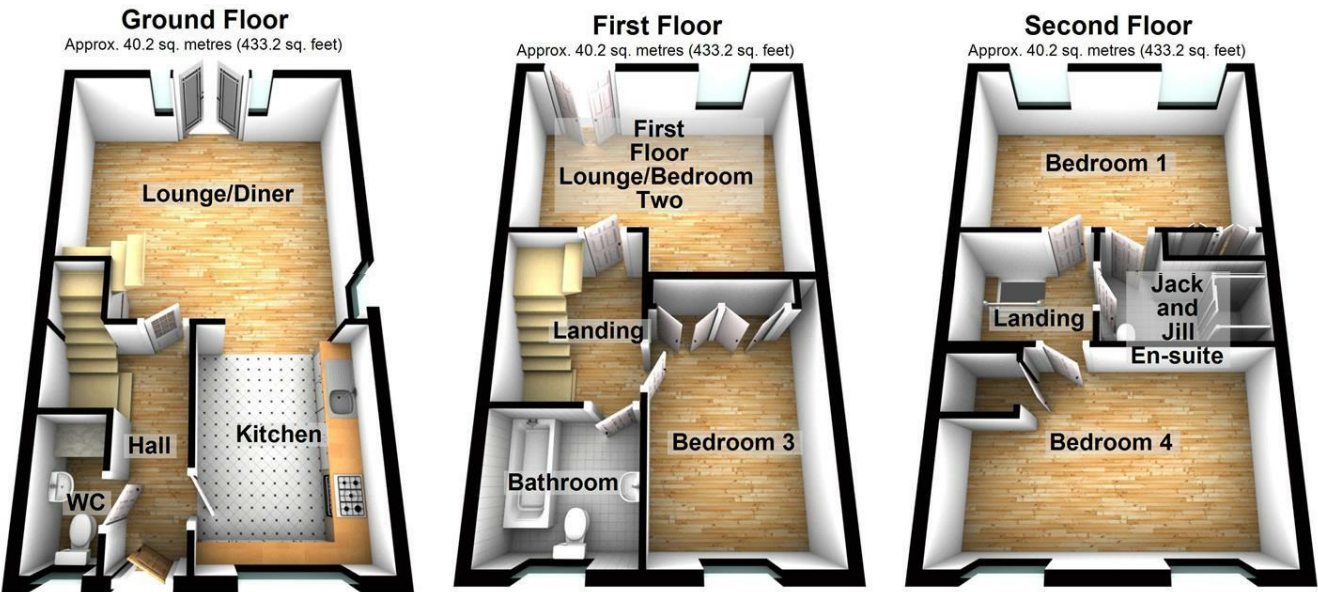


Paved patio area. Lawned area. Enclosed by timber lap fencing. Gated pedestrian access. Room for garden shed at rear of garage.

(Rear Garden Photo Two)



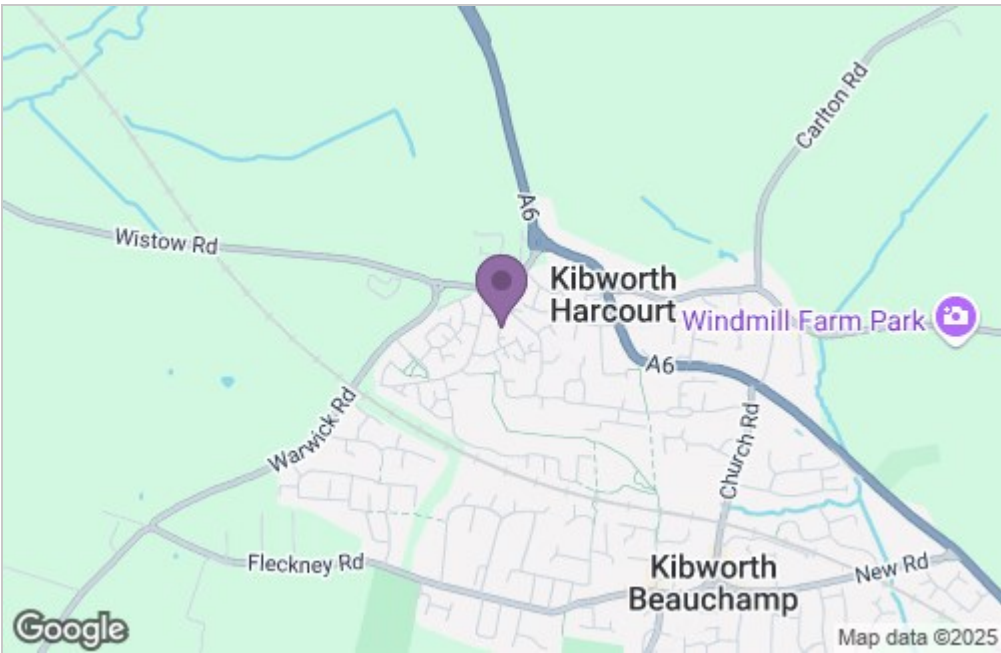
Floor Plan



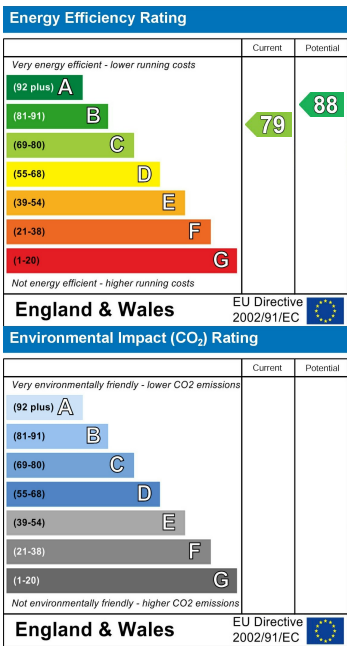
Total area: approx. 120.7 sq. metres (1299.6 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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