

31 Rookery Close, Kibworth Beauchamp, LE8 0SD



£330,000

A spacious, extended detached family home, located near the end of a pleasant cul-de-sac in Kibworth Beauchamp village, with its great range of local amenities and well regarded schooling. The property appears to be in good, well maintained order but offers fantastic scope for its buyer to upgrade and present to their own personal taste. It briefly comprises; entrance porch, hallway, lounge/diner, kitchen opening through to breakfast room, conservatory, utility room, ground floor bathroom, landing, three bedrooms and a first floor shower room. Outside, there's a block paved driveway providing off road parking for at least three vehicles, a 24'4" garage and pleasant rear garden. Adams & Jones are pleased to market the property for sale with the added benefit of no upwards sales chain to aid a potentially swift completion.

Service without compromise

ADAMS & JONES

Entrance Porch

Brick base. UPVC double-glazed double doors. UPVC double-glazed windows. UPVC double-glazed front entrance door and side light through to hallway.

Hallway



Radiator. Stairs to first floor landing.

Lounge/Diner 24' x 11' max / 8'8" min (7.32m x 3.35m max / 2.64m min)



UPVC double-glazed bow window to front. Stone fireplace with timber mantle piece over. Two radiators.



Breakfast Room 9'8" x 9' (2.95m x 2.74m)



Understairs storage cupboard. Radiator. Archway through to kitchen.



Service without compromise

Kitchen 17'3" x 7'1" (5.26m x 2.16m)



UPVC double-glazed window to rear. Fitted range of wall and floor mounted units. Kitchen sink. Electric double oven. Electric hob with extractor hood over. Electric heater. UPVC sliding patio doors to conservatory.

Conservatory 10'9" x 8'2" (3.28m x 2.49m)



Brick base. UPVC double-glazed windows and French doors to garden. Polycarbonate roof with fitted blinds. Tiled flooring.

Utility Room 12'3" x 8'4" (3.73m x 2.54m)



UPVC double-glazed windows to rear and side aspects. UPVC double-glazed rear entrance door. Fitted units with stainless steel sink. Space and plumbing for various appliances.





Landing



UPVC double-glazed window to side. Loft access hatch.

Bedroom One 10'1" x 9'9" to wardrobe doors (3.07m x 2.97m to wardrobe doors)



UPVC double-glazed window to rear. Fitted wardrobes. Airing cupboard. Radiator.



Bedroom Two 12' x 9' (3.66m x 2.74m)



UPVC double-glazed window to front. Radiator.



Bedroom Three 9' x 8' (2.74m x 2.44m)



UPVC double-glazed window to front. Built in storage cupboard. Radiator.



Shower Room 6'9" x 5'5" (2.06m x 1.65m)



UPVC double-glazed window to rear. WC. Wash hand basin. Walk in shower cubicle. Tiled splash backs. Radiator with heated towel rail over.



Front



Block paved driveway for approximately three vehicles leading to single garage.

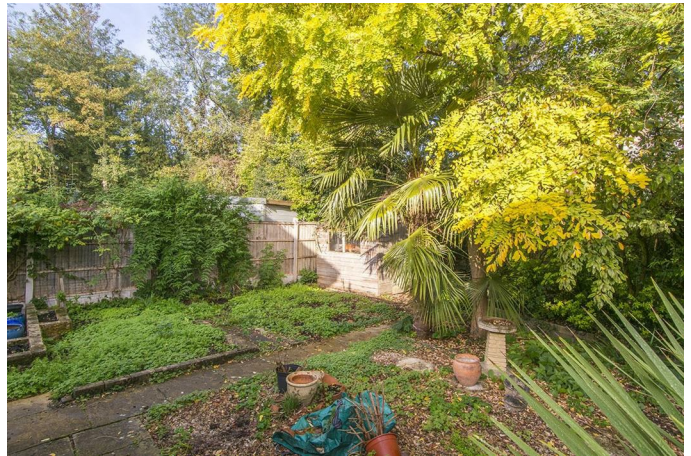
Garage 24'4" x 8'5" max internal measurements (7.42m x 2.57m max internal measurements)

Up and over vehicle access door. Power and light connected. Rear entrance door to utility room.

Rear Garden



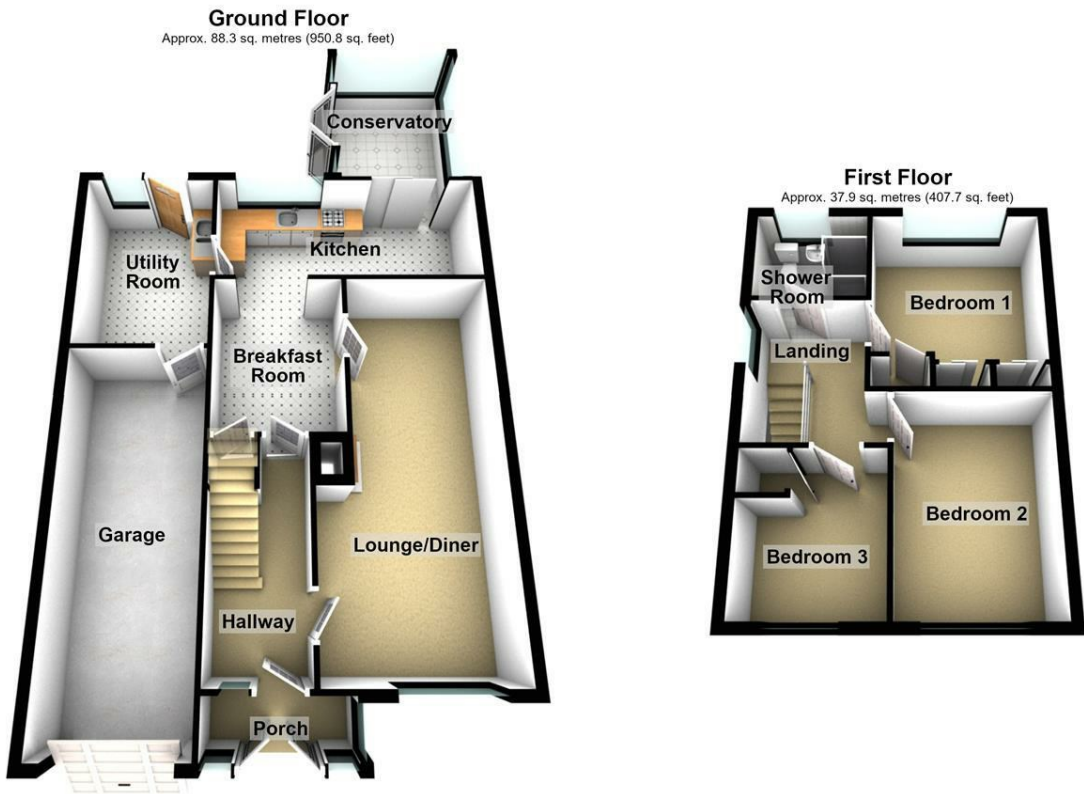
Laid to paving. Gravelled beds and borders. Water point. Outside power point. Timber shed. Enclosed by fencing.



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.

Floor Plan

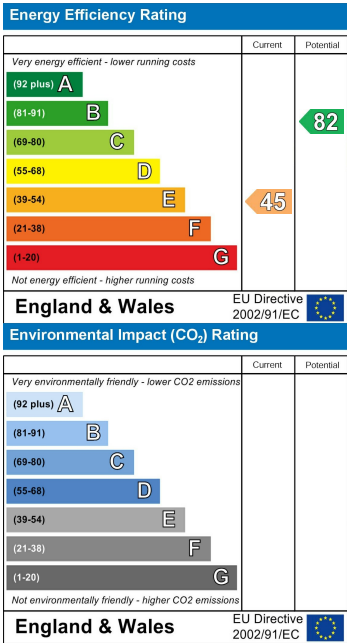


Total area: approx. 126.2 sq. metres (1358.6 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise