

121 Robin Drive, Kibworth, LE8 0XS



£89,950

Offered on a 30% shared ownership basis with only £542.80 per month rent on the remaining share this property represents a fantastic, affordable way to get on the three bedroom property ladder. It is set in an enviable position overlooking a pretty field at the front with two allocated parking spaces directly in front of the house and a west facing garden at the rear. Its modern well presented accommodation briefly comprises entrance hall, lounge, kitchen/diner, inner hall, ground floor WC and to the first floor, three bedrooms, landing and bathroom.

Service without compromise

Entrance Hall



Double-glazed composite front entrance door.

Lounge 13'7" x 12'0" (4.14m x 3.66m)



UPVC double-glazed window to front with views of the green. Radiator.



Inner Hall

Large storage cupboard off.

Ground Floor WC



WC. Wash hand basin. Extractor fan.

ADAMS & JONES

Kitchen/Diner 15'3" x 12'3" max / 10'2" min (4.65m x 3.73m max / 3.10m min)



UPVC double-glazed French doors to rear. UPVC double-glazed window to rear. Fitted range of wall and floor mounted units. Electric oven. Gas hob and extractor hood. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Radiator.



Service without compromise

Landing



Loft access hatch.

Bedroom One 15'4" max / 12'3" x 10'1" max (4.67m max / 3.73m x 3.07m max)



UPVC double-glazed window to front with views of the green. Built in cupboard. Radiator.



Bedroom Two 12'4" x 8'2" (3.76m x 2.49m)



UPVC double-glazed window to rear. Radiator.



Bedroom Three 11'3" max / 8'2" x 6'9" max (3.43m max / 2.49m x 2.06m max)



UPVC double-glazed window to rear. Radiator.



Family Bathroom 8'1" x 6'2" (2.46m x 1.88m)



WC. Wash hand basin. Panelled bath with shower mixer tap and glazed shower screen. Extractor fan. Heated towel rail.



Parking



To the front of the property there are two allocated private parking spaces. Access around the side of the property provides gated entry into the rear garden.

Rear Garden



Mainly laid to lawn. Tiled patio and pathway. Shed.

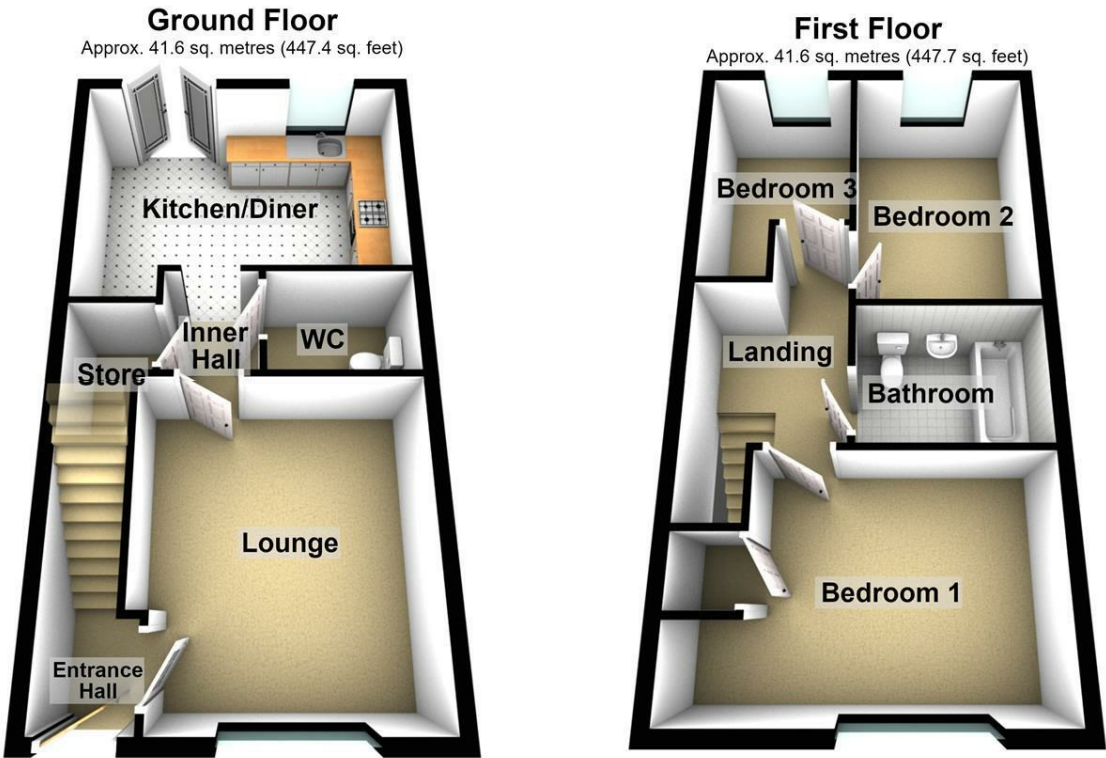
Rear Aspect



Note for Prospective Buyers

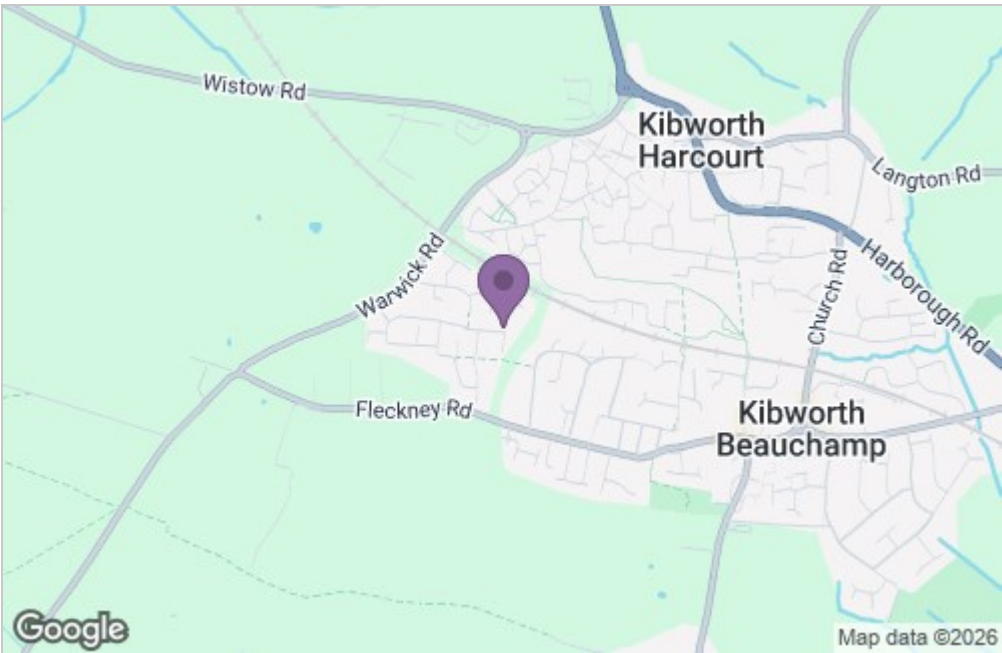
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

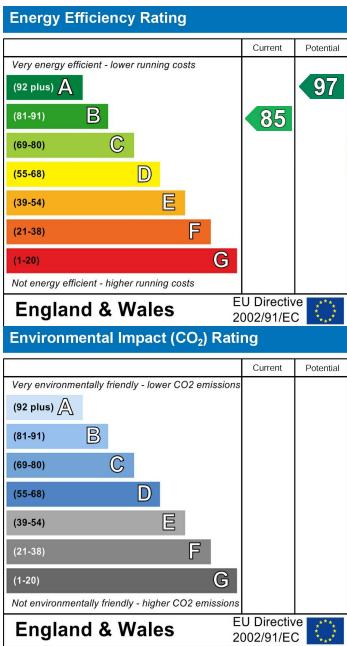


Total area: approx. 83.2 sq. metres (895.1 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise