

## 3 The Tithings, Kibworth Beauchamp, LE8 0PU



**£525,000**

Located in Kibworth Beauchamp, an extremely pleasant village with a wide variety of local shops, schools and restaurants is this superb detached home. The property has been extended and upgraded by its current owners to make a fantastic home for all the family. Accommodation is very well presented and in brief comprises; entrance hall, ground floor wc, lounge, kitchen opening through to a living dining room extension, landing, four well proportioned bedrooms, master en-suite and family bathroom. Outside there's a front driveway for several vehicles, a double garage (currently partitioned, but could easily be returned to standard) and a pleasant rear garden.

## Entrance Hall



Composite double-glazed front entrance door. UPVC double-glazed window to front. Designer radiator.

## Kitchen 21'1" x 13'3" (6.43m x 4.04m)



UPVC double-glazed windows to front and rear. Double-glazed composite stable style side entrance door. Fitted range of gloss faced wall and floor mounted units and central island with granite work tops. Electric double oven. Electric hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for American style fridge/freezer. Two designer radiators. Open through to living/dining room.



*Service without compromise*

Living/Dining Room 20'2" x 10'4" (6.15m x 3.15m )



UPVC double-glazed window to rear. UPVC double-glazed French doors to side. Glazed French doors through to lounge. Radiator.

Lounge 23'5" x 11'7" (7.14m x 3.53m )



UPVC double-glazed bow window to front. UPVC double-glazed French doors and side lights to the rear. Log burning stove fire. Two radiators.



## Ground Floor WC



WC. Wash hand basin over storage units. Extractor fan.

## Landing

Master Bedroom 17'6" approx. max into wardrobes x 12'0" (5.33m approx max into wardrobes x 3.66m)



UPVC double-glazed window to front. Variety of fitted wardrobes. Radiator.



## Master En-Suite



Opaque UPVC double-glazed window to front. Double width shower cubicle. WC. Wash hand basin over storage unit. Extractor fan. Heated towel rail.

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Bedroom Two 13'1" x 11'5" (3.99m x 3.48m)



UPVC double-glazed window to front. Built in wardrobe. Radiator.



Bedroom Three 11'2" x 9'1" (3.40m x 2.77m)



UPVC double-glazed window to rear. Radiator.

Bedroom Four 10'4" x 8'0" to wardrobe doors (3.15m x 2.44m to wardrobe doors)



UPVC double-glazed window to rear. Built in wardrobe. Radiator.

Bathroom



UPVC double-glazed window to rear. White four piece suite comprising WC, wash hand basin over storage unit, shower cubicle and panelled bath. Spotlights to ceiling. Heated towel rail.



Front



Block paved driveway for several cars. Slate shingled plant bed. Gated side access.

#### Double Garage

Currently partitioned but easily returned to standard garage if required. Two garage doors. UPVC double-glazed window to side. UPVC double-glazed side entrance door. Fitted with wall and floor mounted units with sink inset.

Rear Garden



Mainly lawned with paved pathway and patio. Gravelled area. Lower patio with timber pergola.



Rear Aspect

*Service without compromise*

ADAMS  
& JONES



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# ADAMS & JONES

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## Floor Plan



Total area: approx. 168.8 sq. metres (1816.6 sq. feet)

## Area Map



## Energy Efficiency Graph

