

## 15 Thackney Leys, Kibworth Harcourt, LE8 0SX



### Offers Over £300,000

With a wonderful location overlooking a pleasant green in the sought after village of Kibworth with its great range of local amenities, this spacious three storey property is a must-see for anyone looking for lots of space within a reasonable asking price.

Well presented and versatile accommodation briefly comprises entrance hall, lounge/diner, kitchen, utility/w/c. To the first floor there is a landing, lounge (which can be used as an additional fourth bedroom if required), bedroom three and family bathroom. To the second floor is a further landing, master bedroom with Jack & Jill en-suite and bedroom two. Outside the property has a rear garden with rear access gate leading out to a garage with a parking space in front.

The property is being sold with Adams & Jones with no upwards sale chain.

*Service without compromise*

Entrance Hall



Composite double-glazed front entrance door. Radiator.

Kitchen 11'3" x 8'7" (3.43m x 2.62m)



UPVC double-glazed window to front. Fitted range of wall and floor mounted units with worktops over and stainless steel one and a half bowl sink inset. Gas five-ring hob. Electric double oven. Space for fridge/freezer. Space and plumbing for dishwasher. Double doors through to lounge/diner.

(Kitchen Photo Two)



Lounge/Diner 16'4" max / 12'6" min x 15'4" (4.98m max / 3.81m min x 4.67m)



UPVC double-glazed French doors and side lights to the rear aspect. Understairs cupboard. Radiator.

(Lounge/Diner Photo Two)



Lounge / Fourth Bedroom 16'3" x 13'4" max / 10'6" min (4.95m x 4.06m max / 3.20m min )



UPVC double-glazed French doors with Juliette balcony overlooking the rear garden. UPVC double-glazed window to rear. Two radiators.

(Lounge / Fourth Bedroom Photo Two)



W/C / Utility 7'0" x 3'1" (2.13m x 0.94m)



One opaque UPVC double-glazed window to front. W/C. Wash hand basin. Space and plumbing for washing machine. Floor mounted unit with worktop over. Radiator.

First Floor Landing

Bedroom Three 13'5" x 8'9" (4.09m x 2.67m)



UPVC double-glazed window to front. Radiator.

Bathroom 7'0" x 6'8" (2.13m x 2.03m)



Opaque UPVC double-glazed window to rear. W/C. Wash hand basin. Panelled bath. Built in shower and shower screen. Tiled splash backs. Heated towel rail.

Second Floor Landing

Master Bedroom 16'2" x 10'5" (4.93m x 3.18m)



Two UPVC double-glazed windows to rear. Built in wardrobes. Radiator.

(Master Bedroom Photo Two)



Master En-Suite 8'4" x 5'9" max / 4'6" min (2.54m x 1.75m max / 1.37m min)



Jack and Jill with doors to both bedroom and landing. W/C. Wash hand basin. Shower cubicle. Part tiled walls. Shaver point.

Bedroom Two 16'1" x 10'2" (4.90m x 3.10m)



Two UPVC double-glazed windows to front. Linen cupboard. Radiator.

(Bedroom Two Photo Two)



Rear Garden



Mainly laid to artificial lawn with paved pathway leading to the rear entrance gate to parking area.

(Rear Garden Photo Two)





## Rear Aspect



## Single Garage



Up and over vehicle access door.

## Parking

One allocated parking space in front of the single garage.

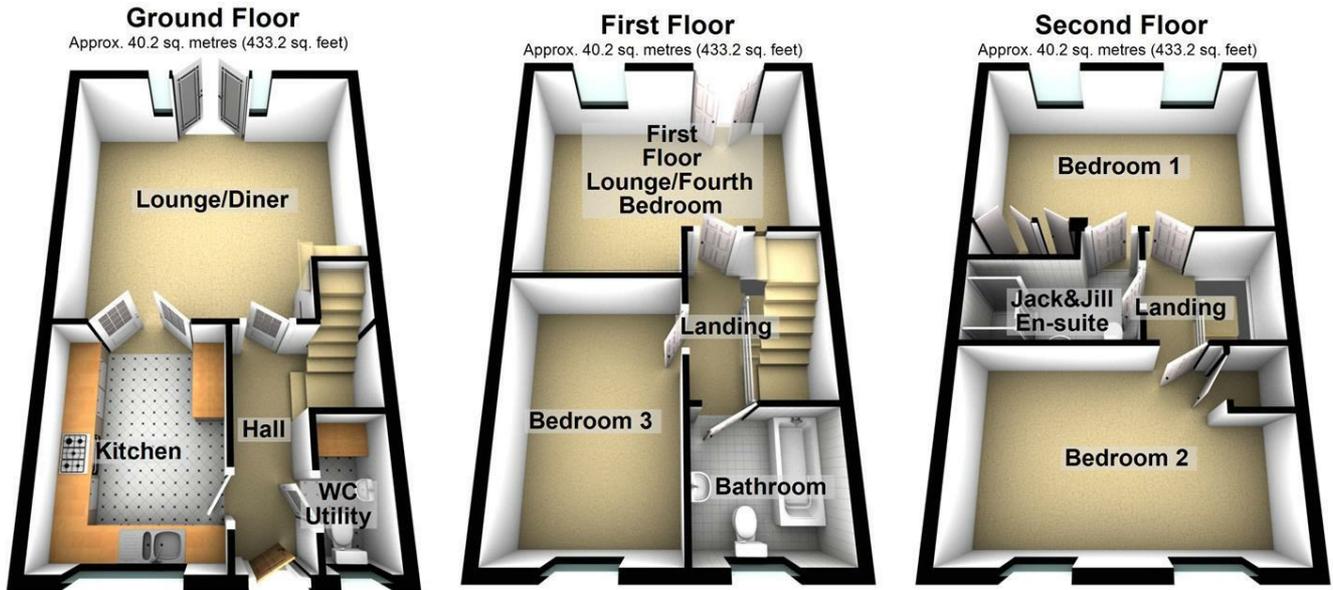
## Additional

There is a security alarm system and a Hive smart central heating thermostat for the central heating included in the sale.

## Note for Prospective Buyers

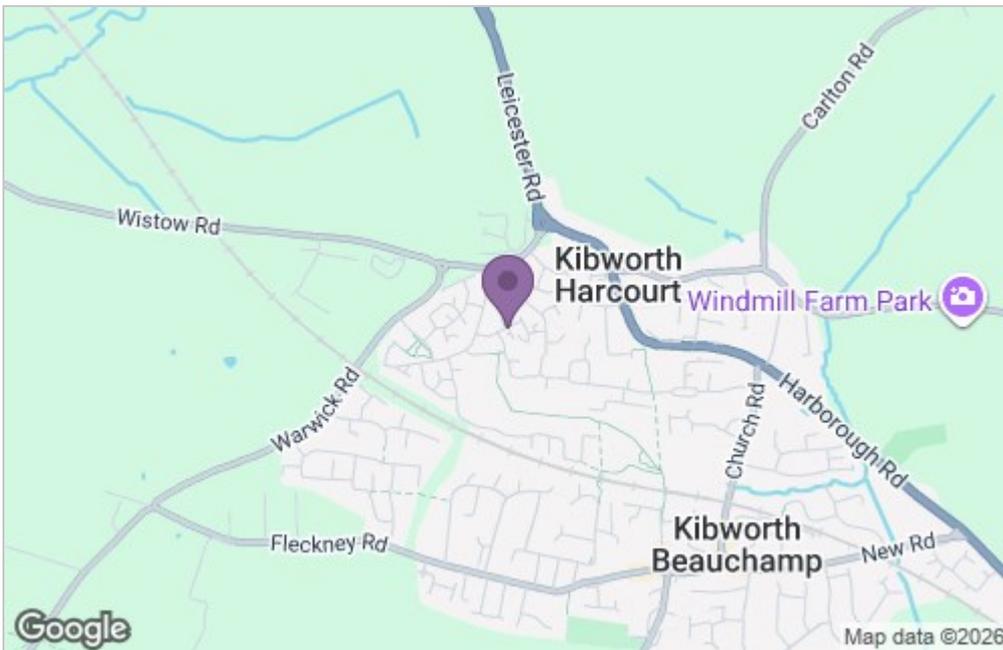
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

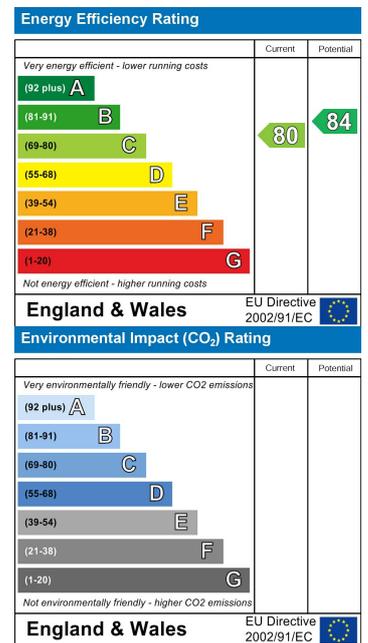


Total area: approx. 120.7 sq. metres (1299.6 sq. feet)

## Area Map



## Energy Efficiency Graph



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