ADAMS & JONES

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Service without compromise

28 Cuckoo Drive, Kibworth Beauchamp, LE8 0XL

Offers In Excess Of £325,000

Constructed to a high standard by 'Miller Homes', and situated in an enviable location, is this beautifully presented detached home, offered for sale through Adams & Jones with NO UPWARD SALES CHAIN. The gas centrally heated accommodation comprises: Entrance hall, downstairs cloakroom/WC, lounge, fitted kitchen/dining room, landing, three good sized bedrooms, en-suite to the master, and family bathroom. There are also private walled and lawned gardens, parking for several cars, and a single garage.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Entrance Hall

Stairs rising to the first floor with under stairs storage cupboard. Ceramic tiled flooring. Radiator. Doors to rooms.

Cloakroom/WC

Pedestal wash hand basin. Low level WC. Radiator. Opaque double glazed window. Ceramic tiled flooring.

Lounge 17'9" x 10'0" (5.41 x 3.05)

Double glazed bay window to the side elevation and double glazed window to the front. Double glazed patio doors opening out to the rear garden. Two radiators. Television point.

(Lounge Photo Two)

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Kitchen/Diner 17'9" x 8'4" (5.41 x 2.54)

Range of modern high gloss fronted base and wall units. Laminated work surfaces with matching splash backs. Fitted oven and gas hob with stainless steel extractor hood and splashback. Fitted automatic dishwasher, fridge and freezer. Stainless steel one and a half sink and drainer. Ceramic tiled flooring. Radiator. Double glazed window to the front elevation. Double glazed patio doors opening out to the rear garden.

(Kitchen/Diner Photo Two)

(Kitchen/Diner Photo Three)

Landing

Timber balustrade. Radiator. Double glazed window to the rear aspect. Airing cupboard housing gas fired combination central heating boiler. Doors to rooms.

Bedroom One 11'3" x 10'3" (3.43 x 3.12)

Double glazed window to the front elevation. Radiator. Door to:-

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(Bedroom One Photo Two)

En-Suite Shower Room

Tiled shower cubicle with mains 'Rain' shower fitment. Wash hand basin. Low level WC. Radiator. Ceramic tiled flooring. Opaque double glazed window.

Bedroom Two 11'5" x 8'6" (3.48 x 2.59)

Double glazed window to the front elevation. Radiator.

Bedroom Three 8'6" x 6'1" (2.59 x 1.85)

Double glazed window to the rear elevation. Radiator.

Bathroom

Panelled bath with mains shower fitment over. Wash hand basin. Low level WC. Ceramic tiled flooring. Complementary wall tiling. Radiator. Opaque double glazed window.

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Front

To the front of the property is a small lawned area with young laurel shrubs and a paved path to the front door. There is a tarmac driveway to the side of the house providing parking for two cars and gated pedestrian access to the rear garden. The property overlooks a green space to the front aspect.

Rear

Directly to the rear of the house is a paved patio area with picket fence and gate to a lawned area. The rear garden is enclosed by a high brick wall.

(Rear Aspect Photo)

Garage 19'8" x 9'10" (5.99 x 3.00)

Brick constructed garage with up and over door, power and lighting.

AGENTS NOTE

There is an annual charge payable to 'Trust Green' for the regular maintenance of the green areas. At the time of preparation of details this amounted to £164.84 per annum.

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.

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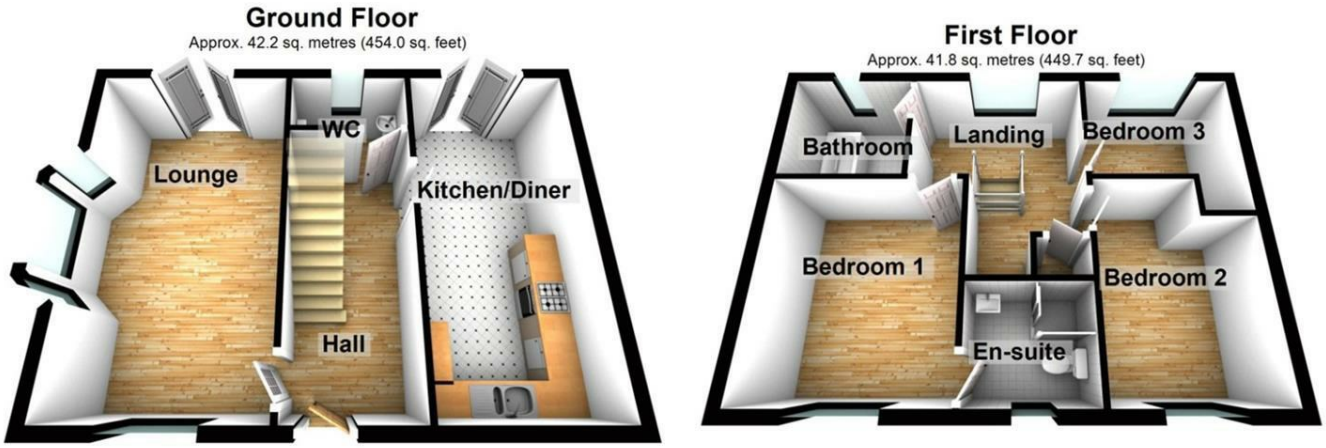
Floor Plan



Total area: approx. 84.0 sq. metres (903.7 sq. feet)

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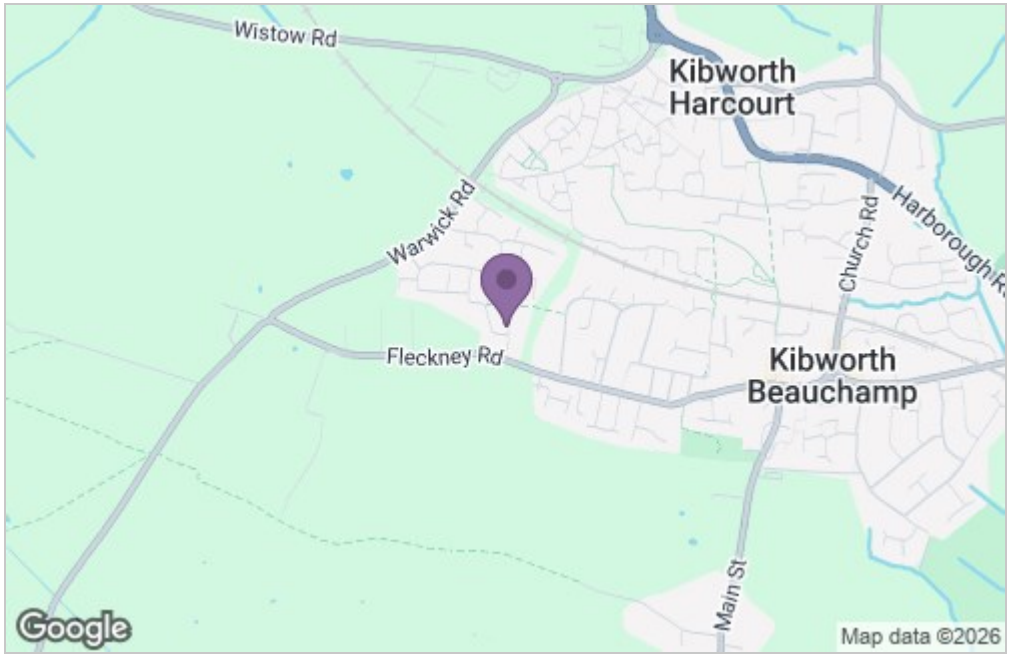
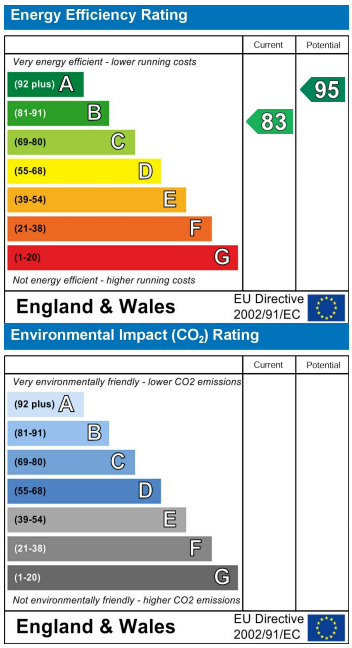
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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