

## 39 The Lea, Kibworth Beauchamp, LE8 0SE



### Offers Over £500,000

Tucked away in a secluded corner of a sought after road in Kibworth Beauchamp village is this attractive and spacious family home. The property enjoys a generous corner plot with beautiful gardens, driveway and double garage with loft room above at the rear. Accommodation is of a very pleasant standard and briefly comprises: entrance hallway, ground floor W/C, kitchen, lounge, dining room, day room, side entrance lobby and utility room. To the first floor there's a landing, four bedrooms, master en-suite and family bathroom.

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## Entrance Hallway



Composite double-glazed front entrance door. Tiled flooring Radiator.

## Ground Floor W/C



Opaque UPVC double-glazed window to front. W/C. Wash hand basin over storage unit. Tiled flooring.

## Lounge 17'0" x 14'0" (5.18m x 4.27m)



UPVC double-glazed bay window to rear. UPVC double-glazed rear entrance door. Gas fire inset to stone fireplace. Luxury vinyl tiled flooring. Radiator. Opening through to dining room.

## (Lounge Photo Two)



Dining Room 10'4" x 9'4" (3.15m x 2.84m)



UPVC double-glazed window to rear. Luxury vinyl tiled flooring. Radiator. Glazed door through to day room.

(Dining Room Photo Two)



Day Room 11'9" x 11'8" inset to recess (3.58m x 3.56m inset to recess)



UPVC double-glazed rear entrance door. UPVC double-glazed window to rear. Built in seating area. Fitted cupboards. Radiator.

(Day Room Photo Two)



## Kitchen 13'5" x 9'4" (4.09m x 2.84m)



UPVC double-glazed window to front. Fitted with a range of wall and floor mounted units with lighting under. Worktops with ceramic one and a half bowl sink inset. Built in wine cooler. Built in microwave. Built in electric range cooker, Extractor hood over. Integrated fridge. Door through to side entrance lobby.

(Kitchen Photo Two)



## Side Entrance Lobby



Opaque single-glazed front entrance door. Radiator. Doors to day room and utility room.

## Utility Room 7'8" x 7'5" (2.34m x 2.26m)



UPVC double-glazed window to front. Timber single-glazed stable style entrance door. Space and plumbing for washing machine and fridge / freezer. Tiled worktop with sink inset. Radiator.

## Landing



UPVC double-glazed window to front. Loft access hatch with pull down ladder leading to part boarded and lit loft space. Radiator. Airing cupboard off. Linen cupboard off.

**Master Bedroom 16'0" maximum narrowing to 12'7" minimum x 10'0" w (4.88m maximum narrowing to 3.84m minimum x 3.05m w)**



Two UPVC double-glazed windows to rear. Range of fitted wardrobes. Radiator.

## (Master Bedroom Photo Two)



**Master En-Suite 11'8" maximum narrowing to 10'7" minimum x 6'8" (3.56m maximum narrowing to 3.23m minimum x 2.03m)**



Opaque UPVC double-glazed window to front. Shower cubicle with electric shower. Two wash hand basins over storage cupboards. W/C. Tiled walls. Heated towel rail.

(Master En-Suite Photo Two)



Bedroom Three 11'5" maximum x 10'5" (3.48m maximum x 3.18m)



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

(Bedroom Three Photo Two)



Bedroom Two 13'0" x 11'6" (3.96m x 3.51m)



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

(Bedroom Two Photo Two)



## Bedroom Four 9'5" x 8'2" (2.87m x 2.49m)



UPVC double-glazed window to front. Radiator.

### (Bedroom Four Photo Two)



## Bathroom 10'0" maximum narrowing to 6'2" minimum x 5'8" max (3.05m maximum narrowing to 1.88m minimum x 1.73m m)



Opaque UPVC double-glazed window to front. White three piece suite comprising W/C, wash hand basin over storage unit and panelled bath with built in shower over. Tiled flooring. Part tiled walls. Shaver point. Heated towel rail.

### (Bathroom Photo Two)



### Front

Lawned front garden with magnolia tree inset. Gravelled pathway leading to front entrance door.

### Parking

A small driveway shared with next door leads to private off road parking to the property at the side which then leads on to the double garage at the rear.

## Double Garage



Two up and over vehicle access doors. Power and light connected.

## Loft Room Over Garage

Accessed via external stairs to the rear through timber stable style door. Power and light connected. Double-glazed sky light.

## Rear Garden



Being on a corner plot and a generous size the rear garden is mainly laid to lawn with plant borders. Paved patio area. Timber decking area leading down to an attractive stream to the lower end of the garden. There is a further area to the back of the garage currently laid to vegetable patch with timber summer house.

(Rear Garden Photo Two)



(Rear Garden Photo Three)



(Rear Garden Photo Four)



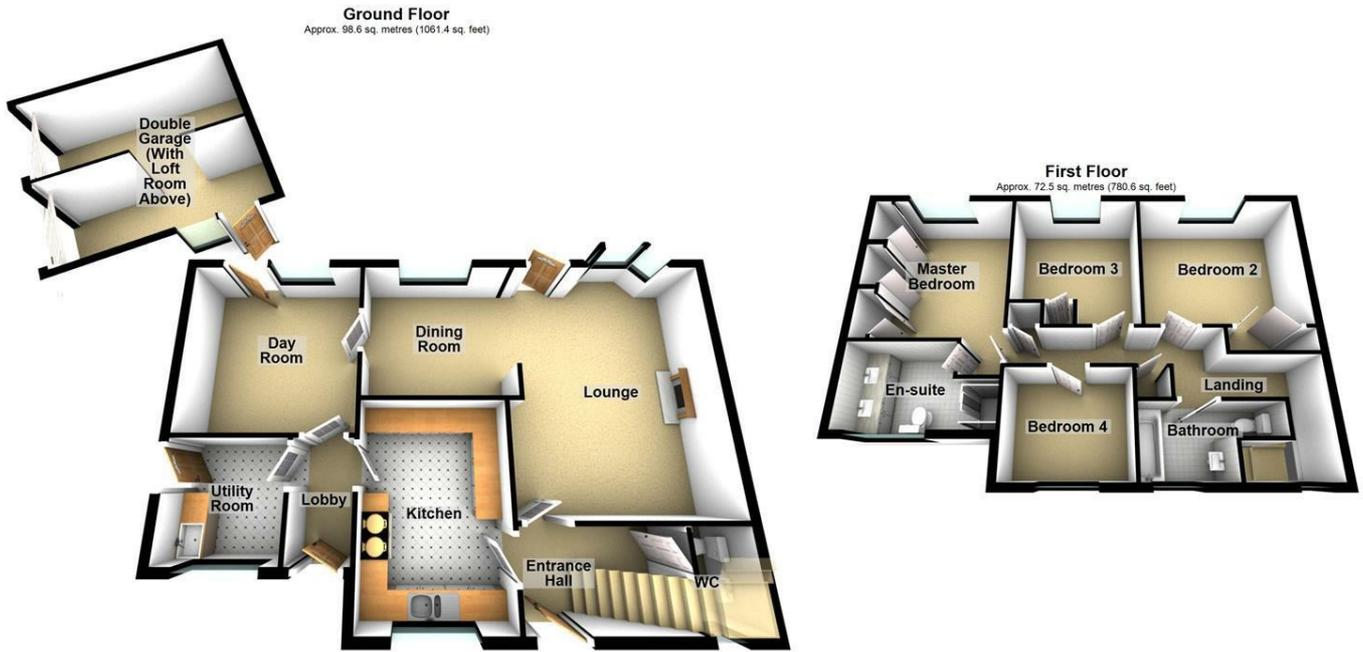
(Rear Aspect Photo)

ADAMS  
& JONES



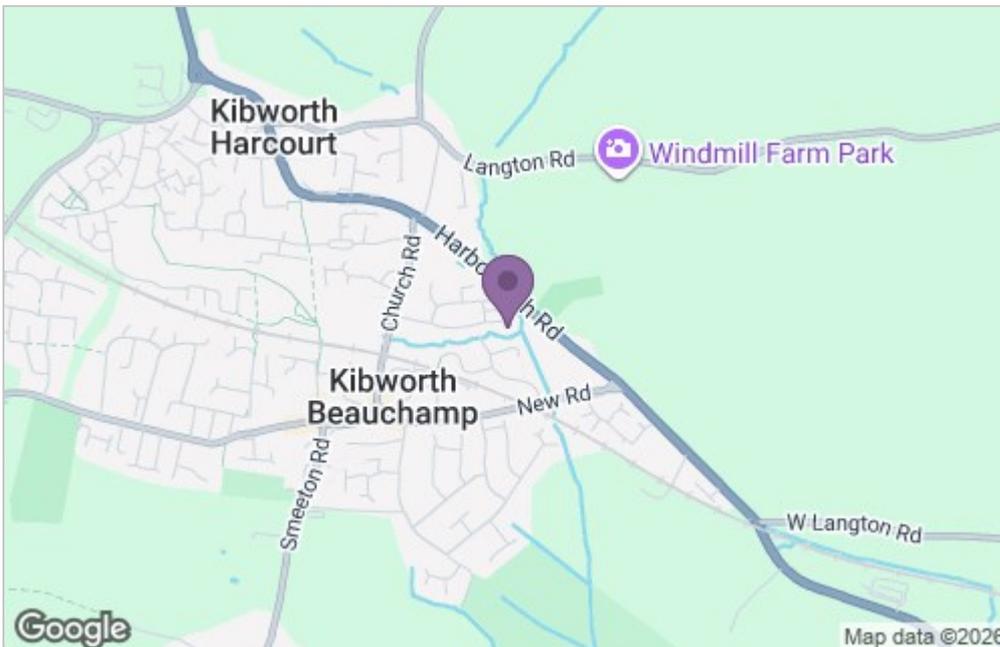
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## Floor Plan

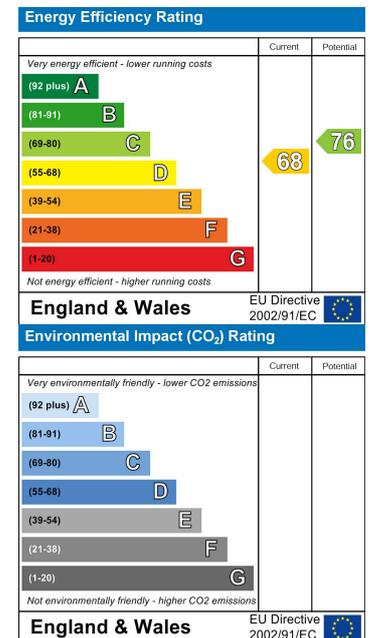


Total area: approx. 171.1 sq. metres (1842.0 sq. feet)

## Area Map



## Energy Efficiency Graph



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