

FLOOR PLAN

DIMENSIONS

Lounge
14'05 x 11'10 (4.39m x 3.61m)

Dining Kitchen
15'02 x 9'10 (4.62m x 3.00m)

Downstairs Cloakroom
5'11 x 5'02 (1.80m x 1.57m)

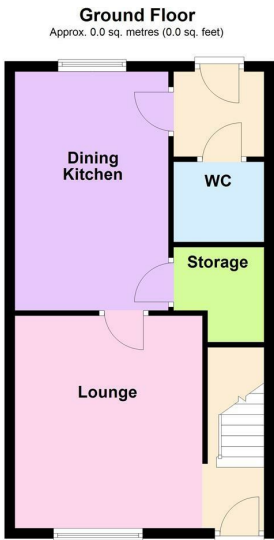
Landing

Bedroom One
11' x 15'01 max (3.35m x 4.60m max)

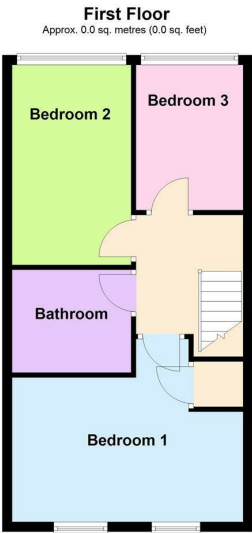
Bedroom Two
13'06 x 7'07 (4.11m x 2.31m)

Bedroom Three
9'09 x 7'03 (2.97m x 2.21m)

Family Bathroom
6'04 x 7'03 (1.93m x 2.21m)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

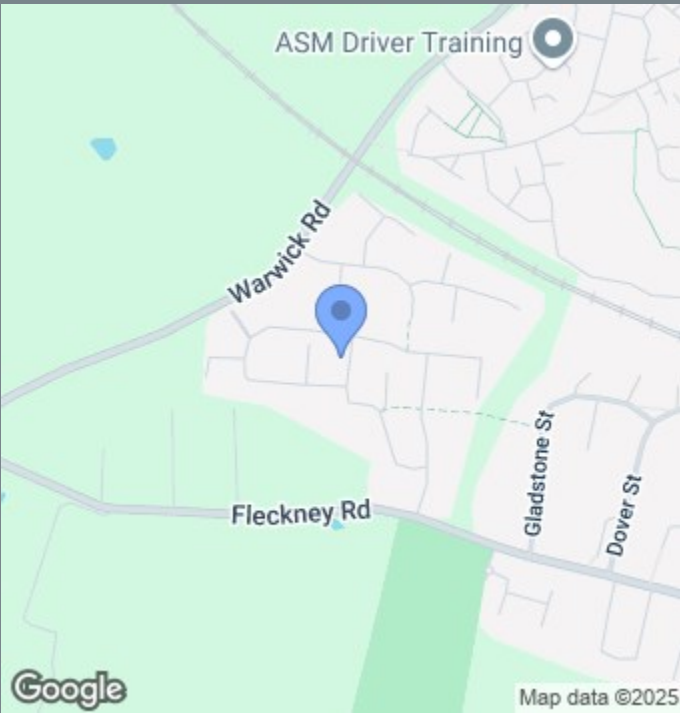


OVERVIEW

- 25% Shared Ownership
- Modern, Spacious Family Home
- Village Location
- Lounge & Dining Kitchen
- Downstairs Cloakroom
- Three Double Bedrooms
- Family Bathroom
- Driveway & Landscaped Garden
- Viewing Is A Must
- EER - , Leasehold, Tax Band - C

LOCATION LOCATION....

Kibworth?Beauchamp is a charming Leicestershire village with a real community feel. Its excellent schooling includes Kibworth Church of England Primary (recently rated 'Outstanding') and nearby secondary options like Beauchamp College and Leicester Grammar Trust. The High Street and surrounding lanes are lined with independent shops, a Co-Op, post office, caf  s, pubs and services, offering almost everything residents need day-to-day. Transport links are strong — regular buses connect to Leicester and Market Harborough, supplemented by community transport for more rural access. Green spaces abound, from Smeeton Road Recreation Ground and Warwick Park to nearby countryside and canal paths, while local sports clubs — cricket, football, bowls, and more — ensure plenty of leisure activity. People here appreciate the village's peaceful atmosphere, access to nature, community events like fetes and markets, and the ideal balance of village life with commuter convenience.



THE INSIDE STORY

Nestled within a picturesque modern development in the heart of a charming village, this beautifully presented 25% shared ownership home offers an exceptional opportunity to embrace stylish, contemporary living alongside a warm community atmosphere. Deceptively spacious throughout, this delightful residence welcomes you into an inviting lounge where a large window to the front floods the space with natural light, creating a perfect spot to unwind or entertain guests. The superb dining kitchen truly forms the heart of the home, showcasing an impressive range of sleek white gloss wall and base cabinets complemented by contrasting worktops, and offering plenty of room for a table and chairs where family meals and friendly gatherings can be enjoyed in comfort. A convenient downstairs cloakroom and a handy storage cupboard tucked neatly beneath the stairs enhance the home's practical appeal, ensuring everyday life feels effortlessly organised. Upstairs, an airy landing leads to three generously proportioned double bedrooms, each thoughtfully designed to provide restful retreats, versatile spaces for home working, or cosy guest accommodation. The modern family bathroom features contemporary fittings and a fresh, relaxing feel, perfect for winding down after a long day. Outside, the property benefits from a private driveway to the front for off-road parking, while to the rear, a beautifully landscaped garden awaits. Here you'll discover a patio area ideal for summer barbecues, a lush lawn perfect for children and pets to play, and a raised decked area that beckons you to savour al fresco dining or a quiet evening drink under the stars. Combining comfort, style, and practicality in equal measure, this wonderful home delivers the best of village living within easy reach of everyday amenities, excellent local schools, and scenic countryside walks — all ready to be enjoyed by its next lucky owners.

