

36 Bush Road  
Kibworth Harcourt  
LE8 0SP

£118,000



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

Ideally situated in the charming village of Kibworth Harcourt, this delightful shared ownership house on Bush Road offers a perfect blend of comfort and convenience.

The heart of the home is a spacious kitchen and dining room, perfect for family meals and entertaining guests. The utility room adds practicality, while the additional WC enhances the functionality of the ground floor. The generous living room provides a welcoming space to relax and unwind after a long day.

With three well-proportioned bedrooms, including a master suite with an en suite bathroom, along with a family bathroom, this property is ideal for families or those seeking extra space.

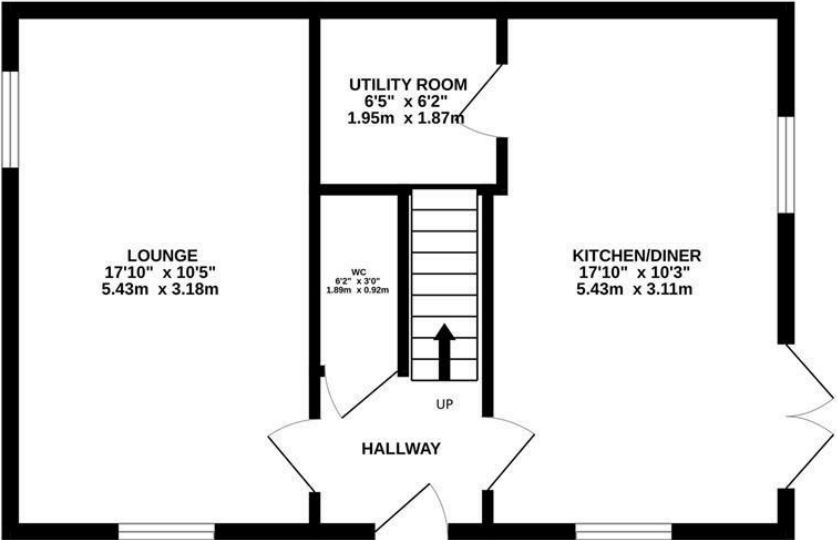
Outside, you will find a lovely rear garden with a good degree of privacy. Further benefits include garage and off-road parking for added convenience.

Located in a popular area, this home is within easy reach of local schools, making it an excellent choice for families. With its appealing features and prime location, this house on Bush Road is a wonderful opportunity for those looking to settle in a vibrant community. Don't miss your chance to make this lovely property your new home.

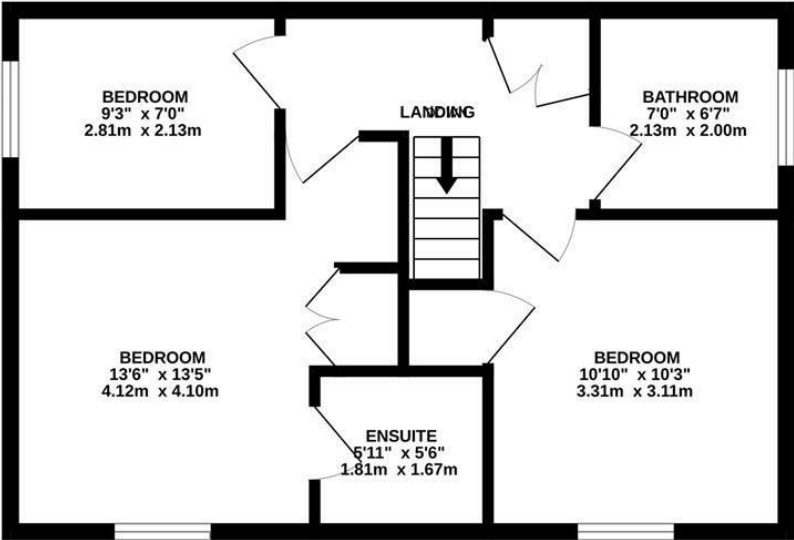
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# Floor Plan

GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Spacious Living Room



Modern Kitchen/ Dining Room



Three Bedrooms



Family Bathroom and En-suite



Enclosed Garden



Garage and Off Road Parking









## SELLER'S SECRET

The property is offered on a 40% shared ownership basis, with the option to purchase additional shares up to 100% value, which can be purchased at any time. £501.90 PCM rent including service charge and buildings insurance.



*Why we like it....*

Viewing are advised to appreciate this fantastic family home, that is ideally situated in this popular and sought after location.

# OSCAR JAMES

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*To buy or not to buy....*

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