

22 Links Road
Kibworth Beauchamp
LE8 0LD

£415,000



OSCAR JAMES

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WHAT'S GREAT?

Situated in the highly sought-after village of Kibworth Beauchamp, this beautifully presented four-bedroom detached family home offers spacious, modern living in a quiet residential location.

The property features a welcoming entrance hall leading to a generous lounge, perfect for relaxing or entertaining, along with a stylish open-plan kitchen and dining area that forms the heart of the home. Large windows and patio doors allow plenty of natural light, creating a bright and airy living space with easy access to the rear garden. A convenient downstairs WC and additional utility space complete the ground floor.

Upstairs, the home offers four well-proportioned bedrooms, including a spacious principal bedroom with en-suite shower room. The remaining bedrooms provide flexible accommodation for family members, guests, or a home office, all served

by a modern family bathroom.

Outside, the property benefits from a private, enclosed rear garden, ideal for outdoor dining, children, and entertaining. To the front is a driveway providing off-road parking together with an integral garage.

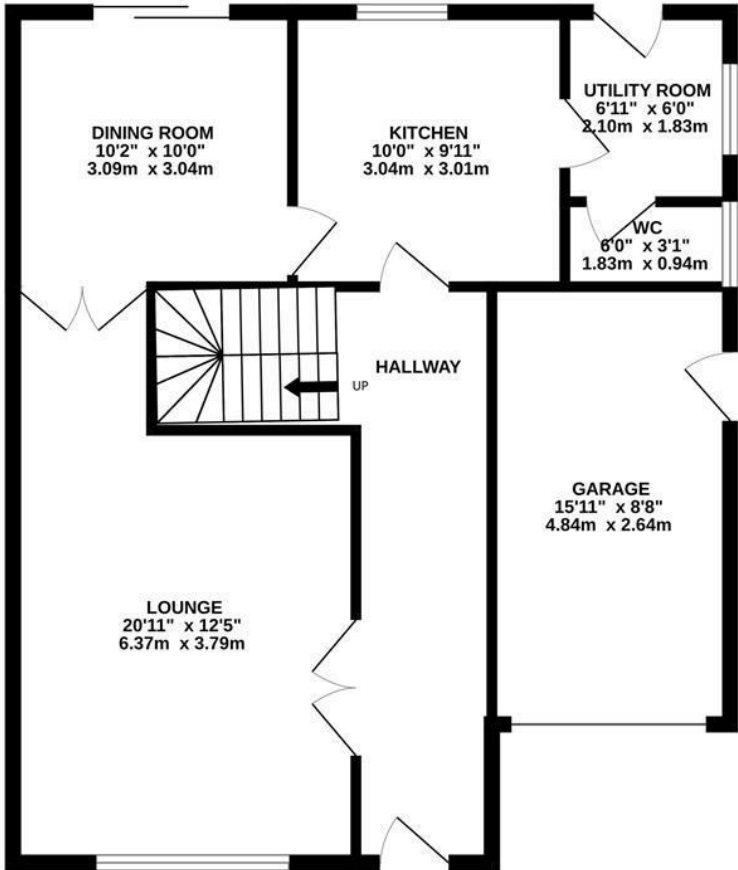
Located within walking distance of the excellent local amenities that Kibworth Beauchamp has to offer—including highly regarded schools, shops, cafés, restaurants, and countryside walks—the property also enjoys excellent transport links to Leicester, Market Harborough, and the A6, making it ideal for commuters.

This is a fantastic opportunity to purchase a spacious family home in one of Leicestershire's most desirable villages, offering the perfect blend of modern comfort, village charm, and convenient access to nearby towns and cities.

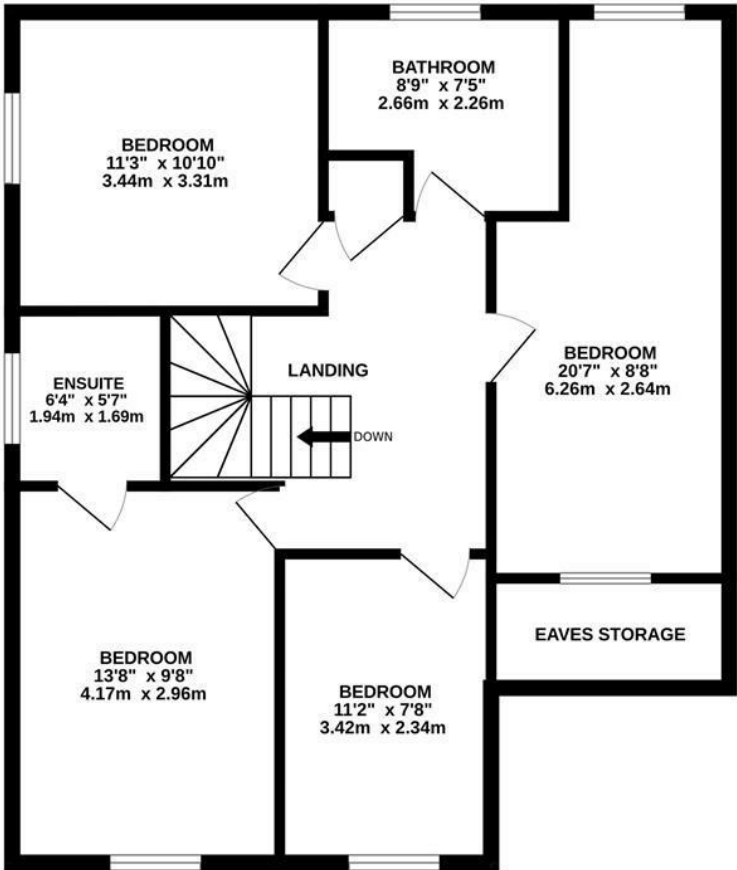
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Floor Plan

GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 1509 sq.ft. (140.2 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



Kitchen and Dining Room



Four Bedrooms



En-suite and Family Bathroom



Enclosed Rear Garden



Garage and Driveway





SELLER'S SECRET

Kibworth Beauchamp is one of south Leicestershire's most sought-after villages, celebrated for its excellent schooling, thriving independent shops, cafés, restaurants and strong sense of community.
This property represents an outstanding opportunity for families seeking a home to enjoy for many years to come.



Why we like it....

Offering generous accommodation, a practical family layout and a highly desirable village setting, Links Road presents an excellent opportunity to acquire a superb family home in one of south Leicestershire's most popular locations.

OSCAR JAMES

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To buy or not to buy....
