



Harborough Road, Kibworth Harcourt, LE8 ONE

Part of  
**ANDREW  
GRANGER & CO**

**SHELDON  
BOSLEY**  
KNIGHT

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

A well presented and improved end of terrace property which has been fitted to a high standard and includes solid wood floors to the ground floor, refitted living kitchen which now offers flexible and good sized living space with a family room and ground floor cloakroom with utility off. To the first floor there are three bedrooms and a recently refitted bathroom. Externally, there is car standing for two vehicles and mature rear garden which has a raised patio and steps down to lawn. There is also a workshop and store, all enclosed by an attractive wall.

The highly desirable south Leicestershire village of Kibworth Harcourt has a fine public house and two restaurants with more comprehensive village amenities in the adjoining Kibworth Beauchamp which includes a variety of local shops, schools, doctor's surgery, sporting and recreational facilities, parish church and bus services. The nearby A6 provides access to Leicester and Market Harborough, both of which have mainline rail services to London St Pancras. Nearby road networks include the M1 accessible at Junction 20 or 21, and the A14 which links the A1 to the south.







## Key Features

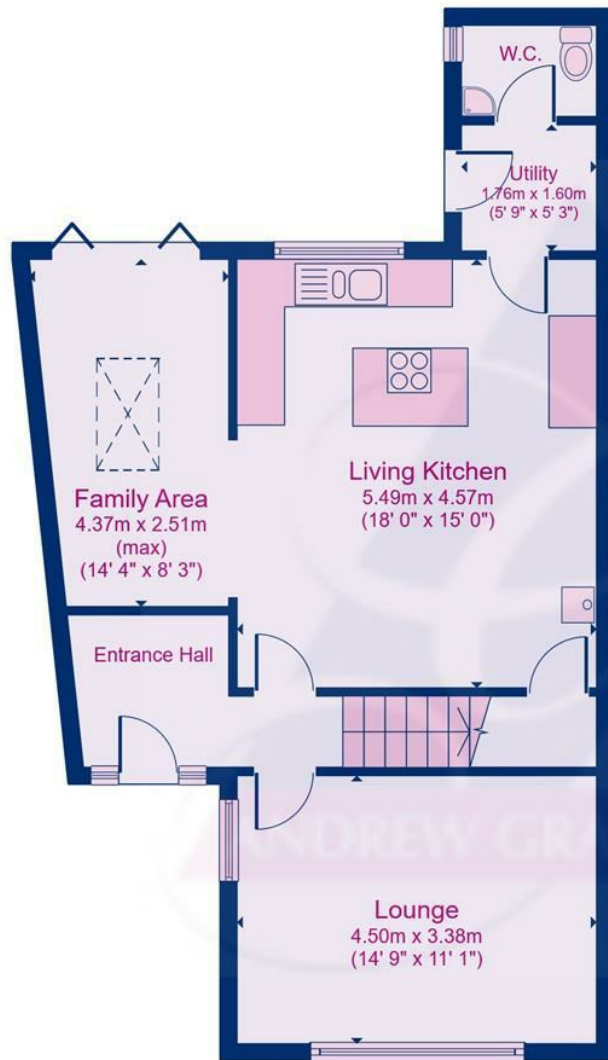
- Village Location
- Three Bedrooms
- Modern Bathroom Suite
- Sitting Room
- Family Room
- Breakfast Kitchen With Built in Appliances
- Utility Room
- Cloaks w/c
- Car Standing
- Private Rear Garden

**Offers Over  
£330,000**









**Ground Floor**  
Floor area 64.1 sq.m. (690 sq.ft.) approx



**First Floor**  
Floor area 44.3 sq.m. (477 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.  
Created using Vision Publisher™



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority  
Harborough District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee





To view this property please contact our Market Harborough (Sales) office  
on 01858 431315

Part of  
**ANDREW  
GRANGER & CO**

Part of  
**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS