

2 Bed Semi-Detached In Wagtail Avenue Kibworth, Leicester, LE8 0XN £260,000





SHORT DESCRIPTION

Property Ref: 12998 Key features Modern semi-detached home - Two double bedrooms - Open plan sitting/dining room - Contemporary kitchen with attractive view - Guest cloakroom - Bathroom - Landscaped, westerly facing garden - Off-Road Parking - Highly sought after village location - Ideal for first time buyers and downsizers Description - This immaculate, modern semi-detached home, nestled in a quiet residential development within walking distance of the village centre, offers the perfect opportunity for first time buyers and downsizers alike seeking their next home. With two double bedrooms, contemporary kitchen, bathroom and guest cloakroom and landscaped garden with a westerly aspect. Accommodation - A welcoming hall greets you as you step in through the front door. To your right you will find a handy guest cloakroom with contemporary suite, while across the hall is the kitchen. Fitted with a range of sleek, modern wall and base units, there is ample storage and work surface space. Integrated appliances include a fridge/freezer, oven, gas hob with extractor hood over, dishwasher. The open plan sitting/dining room spans the width of the home at the rear and looks out on to the garden beyond the double French doors. Tucked away in the corner of the room is a handy cupboard under the stairs with space for your coats, shoes and vacuum cleaner. Upstairs a spacious landing provides access to two double bedrooms, the rear enjoying views of the garden, while the front bedroom is flooded with natural light from two windows that take in the attractive outlook. The bathroom is fitted with a contemporary white suite comprising bath, with shower over, WC and wash hand basin. Outside - The front of the property features a small turfed lawn with planted tree, a paved walkway to the front door flanked with two large flower beds. A driveway to the side of the house offers off-road parking for up to three vehicles and a secure gated access to the recently landscaped rear garden. Three large raised flower beds border the spacious lawn with french drainage system installed, beautiful Indian slate patio with a tilting roof pergola to allow the sunshine in the summer and shelter from the rain, perfect for hosting in all weathers. Climbing rose bushes veil the steel frame shed offering extensive outside storage. A large timber decking nestling under the double patio doors creates a seamless transition from the living room to the garden. Location - Kibworth is a hugely popular south Leicestershire village, of significant historical interest, situated between Leicester and Market Harborough. It offers a wide range of facilities catering for all day-to-day needs including shopping, a health centre, restaurants and public houses as well as convenient access to popular schooling in both the state and private sectors. Sporting amenities include an 18-hole golf course, cricket ground, tennis courts and a bowling green. Both Leicester and Market Harborough provide mainline access to London, the latter in just under an hour. Property Information - Tenure: Freehold Local Authority: Harborough District Council Tax Band: B The property was built in 2019, and benefits from the remainder of a 10-year NHBC warranty..

2

Bed Room(s)

2

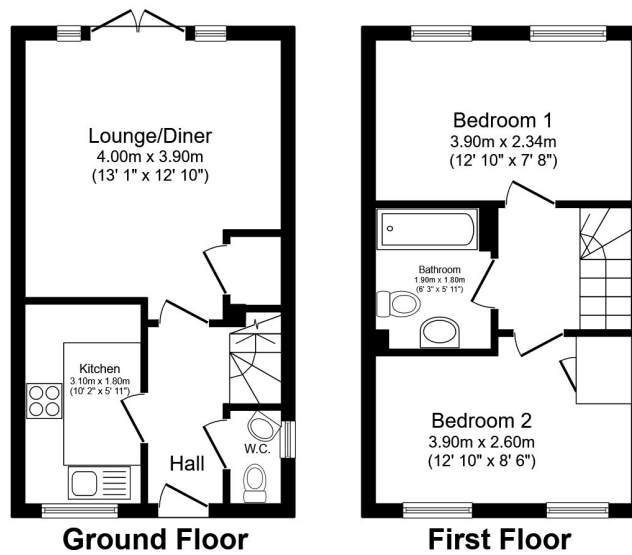
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 57.2 m² (616 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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