



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Robin Drive, Kibworth Beauchamp

3 2 2



“An Interior and Outlook to Impress”

Built in 2020 by the reputable David Wilson Homes, this impressive, detached property is ideally situated overlooking the neighbouring green and boasts generous proportions, an upgraded finish, three double bedrooms, off road parking and a garage!

Conveniently located within walking distance to the village centre with local shops, pubs and restaurants. Primary and secondary academies are also within walking distance and the property provides easy driving links to the A6 with access to both Leicester and Market Harborough.

Entrance through the composite front door leading into the inviting entrance hall with stunning porcelain tiled flooring, access to the guest WC, a useful under stair storage cupboard, and stairs flow up to the first-floor landing.

Beautifully appointed kitchen/dining/family room comprising continued porcelain tiled flooring, ample space for a large dining table and a sofa, and French doors open out to the rear garden.

The upgraded kitchen comprises a host of eye and base level shaker style fitted units, quartz work surfaces, an instead stainless steel one and a half bowl sink, an electric oven, a four-ring gas hob, and integrated appliances to include a fridge/freezer, dishwasher and a washing machine.

Well-presented living room with LED corner ceiling sport lights and French doors opening out to the rear garden.

Guest WC with porcelain tiled flooring, a low-level WC and a pedestal wash hand basin.

First floor landing with access to the attic via a hatch and a useful storage cupboard.

Well-proportioned main bedroom with a window overlooking the rear garden and a fantastic en suite. The spacious en suite comprises ceramic tiled flooring, a low-level WC, a wash hand basin and a double width shower enclosure with a rainwater style shower over.

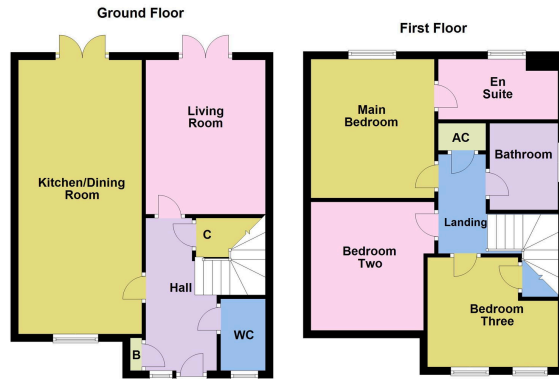
Two further bedrooms, both of which benefit from being double in size with the second bedroom currently being utilised as a dressing room and office. Both bedrooms also provide windows overlooking the neighbouring green.

Modern and stylish bathroom comprising timber effect tiled flooring, a chrome heated towel rail and a white three-piece suite to include a low-level WC, a wash hand basin and a panel enclosed bath with a fitted shower over and a ceramic tiled splash back.

Detached single garage with a manual up and over door and bend fitting from power and light.

The property features a neat and attractive frontage, typical of the renowned David Wilson design. Mature shrubbery sits under the front window and a paved path leads to the front door. To the side is a hard standing driving providing off road for two cars and a secure gate leading into the rear garden. The west facing rear garden features a porcelain patio leading from the rear doors offering the ideal space to sit out an entertain with friends and family. The position of the property means the patio offers a private feel and the lawn extends to the rear boundary.





- Entrance Hall - 4.06m x 2.01m (13'4" x 6'7")
- Living Room - 4.04m x 3.12m (13'3" x 10'3")
- Kitchen/Dining/Family Room - 7.16m x 3.23m (23'6" x 10'7")
- WC - 1.88m x 1.17m (6'2" x 3'10")
- Main Bedroom - 3.63m x 3.3m (11'11" x 10'10")
- En Suite - 2.87m x 1.57m (9'5" x 5'2")
- Bedroom Two - 3.3m x 3.23m (10'10" x 10'7") max
- Bedroom Three - 3.48m x 2.95m (11'5" x 9'8") max
- Bathroom - 2.13m x 1.75m (7'0" x 5'9")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

63 High Street, Market Harborough, Leicestershire, LE16 7AF

