



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

35 Hillcrest Avenue, Kibworth

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## "Step Onto The Ladder..."

...with this fantastic three-bedroom semi-detached property boasting generous proportions, a south facing rear garden and off-road parking, available with no onward chain.

Overlooking the neighbouring green, the property is situated within a popular residential location within walking distance of the primary school, the local amenities and just a short driving into Market Harborough and the A6.

Entrance is gained into the entrance hall with red quarry tiled flooring and stairs rise to the first floor.

Well-proportioned living room overlooking the rear garden with a generous uPVC window, a neutral decor and a fireplace surround and mantle.

Open plan kitchen/dining room offering fantastic entertaining space with a dual aspect featuring a view of the garden, attractive herringbone style flooring and space for a dining table and chairs. The kitchen comprises a range of eye and base level units, a roll top work surface with tiled splashbacks and a stainless-steel sink. There is also a free-standing cooker, space for a fridge/freezer and washing machine.

Utility cupboard benefitting from a Worcester combi boiler, a radiator and ample storage.

Guest WC comprising a two-piece suite to include a low-level WC and a wash hand basin.

Stairs rise to a naturally light first floor landing with two generous windows injecting natural light.

Three well-proportioned bedrooms, with the main and second bedrooms benefitting from being double in size, with fitted wardrobes and overlooking the rear garden.

The bathroom comprises ceramic wall tiling and a white three-piece suite to include a panel enclosed bath with a shower over, a pedestal wash hand basin and a low-level WC.

Overlooking the neighbouring green space, the property is neatly set back from the road, enclosed by hedgerow with a lawn, a driveway and access to the rear garden.

The delightful south facing rear garden is a true sun trap, boasting a generous well-kept lawn, mature plantings and a brick outdoor store.

**Entrance Hall** - 3.61m x 1.83m (11'10" x 6'0") max

**Living Room** - 3.89m x 3.78m (12'9" x 12'5")

**Kitchen/Dining Room** - 5.77m x 3.71m (18'11" x 12'2") max

**Store Room One** - 2.9m x 1.8m (9'6" x 5'11")

**Store Room Two** - 1.5m x 0.89m (4'11" x 2'11")

**WC** - 1.42m x 0.91m (4'8" x 3'0")

**Main Bedroom** - 3.91m x 3.35m (12'10" x 11'0")

**Bedroom Two** - 3.61m x 3.15m (11'10" x 10'4")

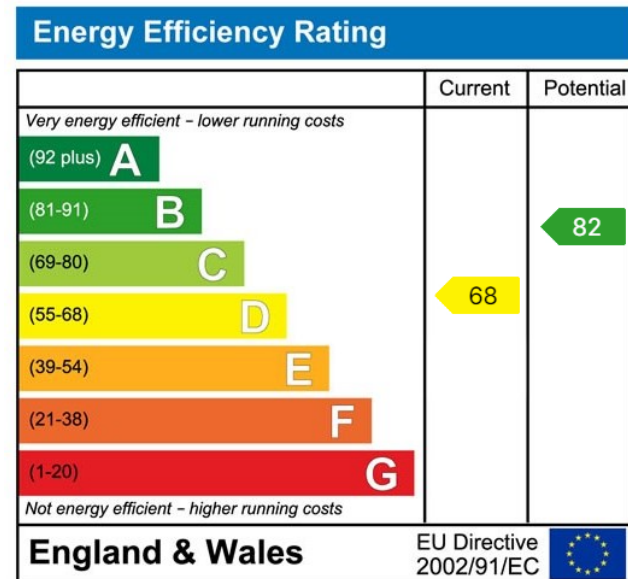
**Bedroom Three** - 2.9m x 2.29m (9'6" x 7'6") max

**Bathroom** - 2.06m x 1.7m (6'9" x 5'7")





- No Chain
- Close to Primary School and Village Centre
- South Facing Garden
- Off Road Parking



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.

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