



FINCH ROAD

KIBWORTH HARCOURT, LEICESTERSHIRE

JAMES
SELLICKS

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57, Finch Road,
Kibworth Harcourt,
Leicestershire LE8 0WE

This superb detached family home spans over three floors, and is arranged to accommodate modern family living by providing a stunning open plan living kitchen and a self-contained annex, all orientated to take advantage of the landscaped rear garden.

- Detached contemporary styled and upgraded home
- Arranged over three floors
- Self-contained one bedroom annex
- Bespoke open plan living dining kitchen
- Study
- Five double bedrooms
- Two bathrooms, one shower room plus annexe bathroom
- Master suite with dressing room
- Rear landscaped garden
- Popular village location

ACCOMMODATION

Our clients meticulously upgraded the internal accommodation in 2015, to provide a stylish and contemporary family home. The property is entered into a bright, light and spacious entrance hall which boasts a 2 year old staircase constructed in steel, glass and solid oak which rises to the first and second floors and has an understairs storage cupboard beneath. Off the entrance hall is a WC, and to the right a flexible room which could be used as a study/playroom/snug but is currently used as a gym.

To the rear and spanning the width of the house is the principal feature of the property, a stunning open plan living dining kitchen, which is light by virtue of two sets of graphite bifold doors leading to the rear garden. This wonderful entertaining space offers an excellent range of eye and base levels cupboards, drawers, tallboy units, smoked glass upstands and quality Silestone worktops. Integrated appliances include a double oven, five-ring gas hob and a dishwasher. There is a fantastic island providing extra worktop space and two breakfast bar spaces. This extends to a fitted six seater dining table made of Scandinavian SPEKVA solid wood. The living area provides a spacious yet tranquil area benefitting from an abundance of natural light, a contemporary lighting scheme, a wall mounted feature electric fire and space for a wall-mounted TV.

A utility room off the kitchen provides ample white appliance space, further storage and a concealed boiler. A stable doors provides access to an inner hallway with underfloor heating, large roof light, and access to the front and rear elevations, and the annexe. The annexe is open plan and incorporates a bedroom, lounge and kitchen/dining area and bathroom. The annexe is serviced by a separate gas boiler, housed in the adjacent garage. The stud wall between the bathroom and garage could be removed to extend the garage once again, if required. The annex is ideal for dependant relatives or teenager suite, providing both privacy and the ability to easily interact and access the main house.

From the entrance hall, stairs rise to the first and second floors, all fitted with a new Panama coir carpet. To the first floor are two double bedrooms, both with fitted cupboards, served by the family bathroom, which has a walk-in shower, bath with mixer taps and shower attachment, toilet and a fitted oak vanity unit and dresser with oval counter-top basin. There is also an airing cupboard with large water tank and shelving.

The master suite occupies the western flank of the house and has a fabulous walk-in dressing area with three double floor-to-ceiling wardrobes and mirrors, which in turn leads to an ensuite boasting a double walk-in shower enclosure, separate bath, fitted oak vanity dresser with oval counter-top basin, mirror box and unit for storage, toilet and heated towel radiator.

The second floor provides two large double bedrooms, both with wardrobes under the eaves, windows to the front window and Velux windows to the rear. The shower room completes the accommodation and has a wash hand basin, toilet and a single shower.

OUTSIDE

To the front of the property is off road parking for two to four vehicles, together with a half a single garage, and a low level planting scheme surrounded by pretty box hedging. The rear garden has recently been designed and landscaped by Goscote Designs and was created with entertaining in mind, with specifically designated areas for lounging and al fresco dining. The planting scheme includes a mixture of low and raised beds and ensures this lovely outdoor space is low maintenance but provides year round interest.

LOCATION

Kibworth is a hugely popular south Leicestershire village situated between Leicester and Market Harborough, and is of significant historical interest. 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 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.

DIRECTIONAL NOTE

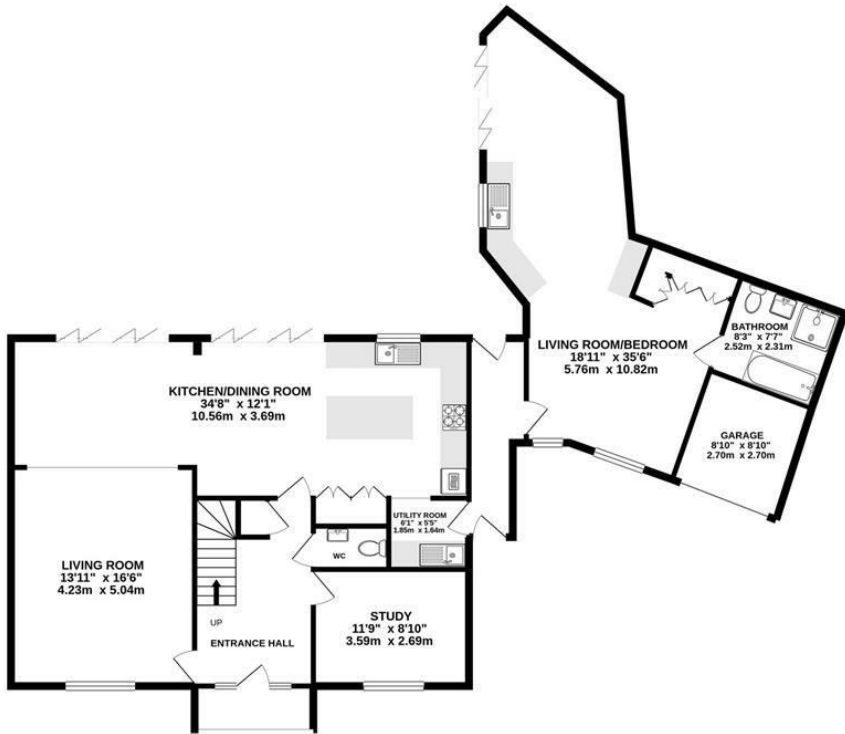
Proceed out of Market Harborough in a northerly direction on the A6 as signposted to Kibworth. On passing through the village of Kibworth along the A6 continue to the roundabout and take the first exit onto Wistow Road. At the next roundabout, take a left hand turn onto Warwick Road, then the first left onto Polwell Road, and first left onto Finch Road, where the property may be seen on the right hand side as indicated by our for sale board.



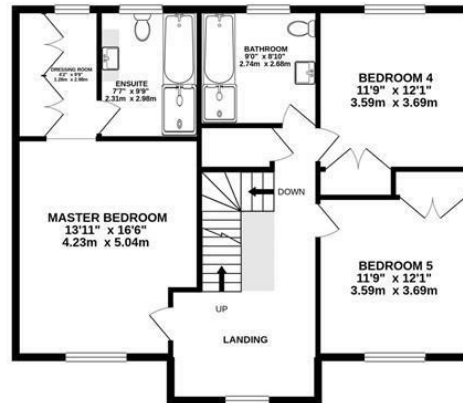


57 Finch Road, Kibworth Harcourt, Leicestershire, LE8 0WE
 Total Approx Gross Internal Floor Area 3081.00 sq ft
 Measurements are approximate. Not to scale. For illustrative purposes only.

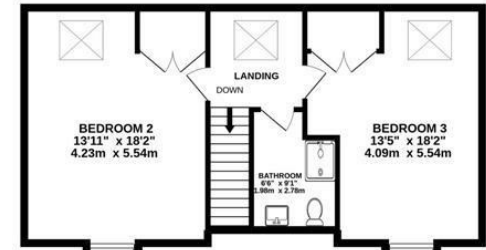
GROUND FLOOR
 1523 sq.ft. (141.5 sq.m.) approx.



1ST FLOOR
 948 sq.ft. (88.1 sq.m.) approx.



2ND FLOOR
 610 sq.ft. (56.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 3081 sq.ft. (286.2 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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ANNEXE



ANNEXE

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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