

ISABEL LANE

— Kibworth Leicestershire —

Fox Pond Cottage

Plot 24 - 2 bed semi-detached



john littlejohn **designer** homes

development information & floor plans

An exciting opportunity to acquire a newly built property on the esteemed street of Isabel Lane, located in the heart of the conservation area of the village of Kibworth Beauchamp.

Built by the renowned builder John Littlejohn Designer Homes, Isabel Lane is a pleasantly spacious yet private cul de sac, boasting an existing wealth of beautiful properties.

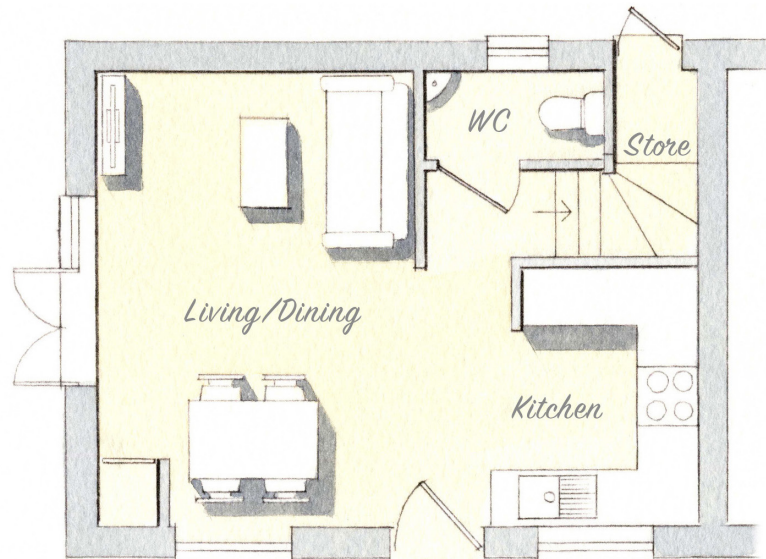
John Littlejohn Designer Homes are well known for their individually designed homes, which have been constructed for generations in the south Leicestershire countryside. Isabel Lane is no exception to this, with each property having its own colourful identity and personality.

Each house is built to an exacting specification, in a traditional manner, by a select few skilled tradesmen. Every aspect of each house has been carefully considered, with the exceptionally high specification being carried through every house on the development, regardless of size or number of bedrooms.

Whether a 4 bed or a 2 bed, you have the luxury of a German made kitchen with quartz worktops, Porcelanosa tiles throughout, underfloor heating to the ground floor and bathrooms, Bosch series 6 appliances throughout, including integrated washer dryers, oak internal doors, a choice of Michael John carpets and full preparation for an outdoor home office. As standard.

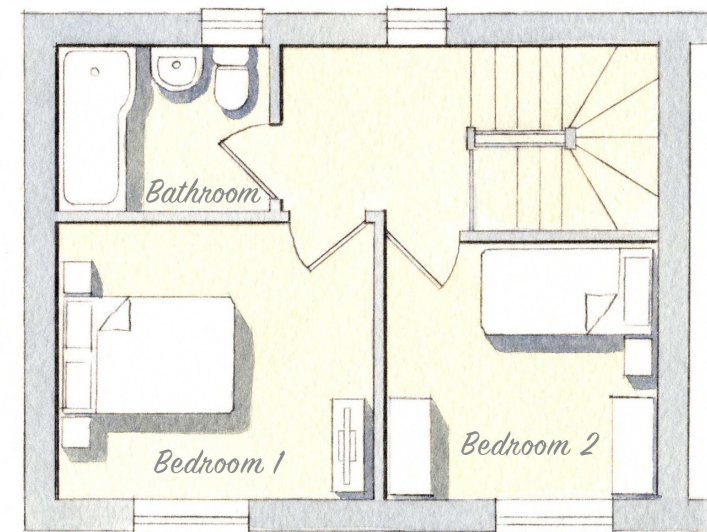
Each property has 2 off street private parking spaces, laid to block paving, generously sized to accommodate large vehicles. Outdoor space is provided in the form of a low maintenance private courtyard garden, fully laid to patio and encompassed by either a brick wall or tasteful fence to match the character of the individual plot.

Make the most of this unique opportunity to acquire a luxury, low maintenance, brand new 2 bedroomed property, located in the heart of the village. As homes like these do not come to market frequently.



GROUND FLOOR

Kitchen 2.69m x 2.16m
Lounge/diner 4.00m x 4.70m



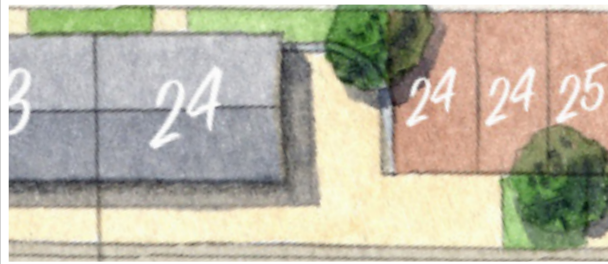
FIRST FLOOR

Bedroom 1 3.28m x 2.88m
Bedroom 2 2.84m x 2.69m
Bathroom 2.21m x 1.74m

site plan & plot location



**Fox Pond Cottage
plot 24**



The development layout is not drawn to scale and is for general guidance only. Road layouts and external treatments may differ. Please confirm the most up-to-date details with our Sales Advisor.

kibworth village & contact information



The Village of Kibworth lies nestled in the south Leicester countryside between Leicester and Market Harborough. Being a moderately large village it boasts a wealth of services and amenities as well as good public transport links. With a GP surgery, pharmacist, Co-Op, post office and a number of small independent shops, including hairdressers and café's all within comfortable walking distance of Isabel Lane, purchasers can rely on the offerings of the village to sustain a pleasant lifestyle without the need to rely on a car or bus to get provisions.

However when the need arises to venture to a city or town, the village benefits from superb transport links. Market Harborough train station is a 15 minute drive away, with regular trains into London taking just 55 minutes. Should your journey be by car, the M1 and M6 are both within a 20 minute drive of the village, along with easy access to the A47 and A46. Put simply, Kibworth is such located that no particular direction of travel is arduous.

Should your journey be on foot, Kibworth is surrounded by beautiful rolling countryside, with

a plethora of footpaths and bridleways winding for miles into the south Leicestershire countryside. Whether a quick stroll around the block to see the historic remnants of the Kibworth Munt, or an afternoon long hike, all you need to do is step outside your front door.

With such great attributes its no wonder Kibworth is such a popular place. It has all the benefits of a larger settlement, whilst retaining a real community led village feel. For the discerning individual it is a refreshingly pleasant place to live.

For further information please contact David Morris at:



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A development by John Littlejohn Designer Homes, a family run house builder based in the south Leicestershire area.

We pride ourselves in building quality individual homes.



Registered developer