

# MARSH DRIVE

KIBWORTH HARCOURT, LEICESTERSHIRE

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**Marsh Drive,**  
Kibworth Harcourt,  
Leicestershire

A truly unique, stunning and one of a kind, eco property, nestled and hidden away in the heart of the ever popular village of Kibworth.

Entrance hall with WC off | Open plan living dining room | Breakfast kitchen | Utility | Sitting room | Three double bedrooms | Two bath/shower rooms | Private and enclosed garden | Driveway with ample off road parking |

#### ACCOMMODATION

The property is entered into an entrance hall off which is a WC and a very useful storage cupboard. To the rear right of the entrance hall, stairs rise to the sitting room (originally designed as Bedroom 4) which enjoys an elevated position to take best advantage of the view over the house and garden.

Steps lead down to the focal point of the property; an open plan living dining room, which is a superb space with glazed sliding doors to the rear garden. This room opens through to the breakfast kitchen which is fitted with a good range of cupboards and drawers with Quartz work surfaces over and a two bowl sink. Integrated appliances include an induction hob with extractor hood over, wine cooler, dishwasher and double oven. There is also space and plumbing for an American style fridge freezer, and a good sized pantry cupboard. An island unit provides further storage and a breakfast bar. The kitchen also enjoys glazed sliding doors to the garden.

Off the open plan living dining room is the utility room which houses the heating systems and has space and plumbing for white goods. A further door off the open plan living dining room gives access to the inner hall where the bedroom accommodation is located.

The master bedroom is wonderfully light, by virtue of glazed sliding doors to the rear garden. It benefits from fitted wardrobes and an ensuite comprising of a WC, wash hand basin and walk-in shower with rainfall shower head. There are two further double bedrooms both with windows overlooking the rear garden. The accommodation is completed by the family bathroom which comprises of a WC, wash hand basin, bath with shower attachment and separate shower enclosure with rainfall shower head.

#### ECO CREDENTIALS

The property is unique and offers superb eco credentials, making the property extremely efficient with low running costs. The property has smart controlled underfloor heating and air source heating throughout. There is also mechanical ventilation, a heat recovery system, rainwater recovery and an internal vacuum system. The flat roofs provides the perfect space for a 4.5 kw Solar PV System and a remarkable 'living green roof' with the benefits of absorbing rainwater, creating insulation and a habitat for wildlife.

#### OUTSIDE

The property is approached via a private driveway. To the front of the property there is parking for several vehicles and access to the garage. A side gate to the right of the property leads through to the rear garden, which is wonderfully private and mainly laid to lawn with paved seating areas and an outside pizza oven, ideal for entertaining.

#### LOCATION

Kibworth is a hugely popular south Leicestershire village 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 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 approximately 60 minutes.

#### DIRECTIONAL NOTE

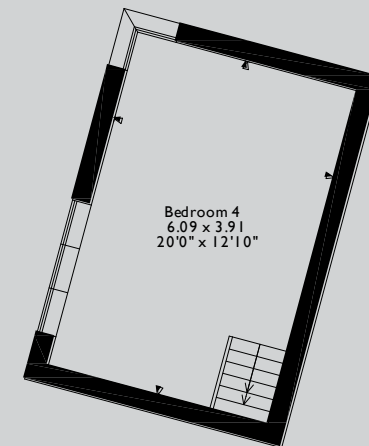
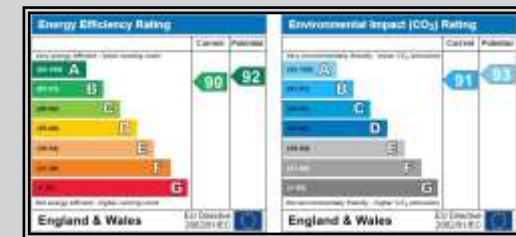
From the centre of Market Harborough proceed north on the Leicester Road until meeting the roundabout on the A6. Turn left as signposted to Kibworth. On entering the village of Kibworth turn right into Marsh Drive where a private driveway (where the property can be found at the end of) can be found on the right hand side.







Approximate Gross Internal Area  
Main House = 180 Sq M/1944 Sq Ft  
Garage = 19 Sq M/201 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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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.

#### Important Notice

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