

# HIGH STREET

KIBWORTH, LEICESTERSHIRE



**JAMES  
SELICKS**  
ESTATE AGENTS & CHARTERED SURVEYORS

## High Street, Kibworth, Leicestershire

A beautiful and sympathetically renovated detached Victorian cottage, offering a wealth of charm and character, situated in the heart of the highly sought after village of Kibworth.

Entrance hall | Two reception rooms | Contemporary breakfast kitchen | Three bedrooms | Family bathroom | Driveway | Side and rear gardens | Within walking distance of amenities |

### ACCOMMODATION

The property is entered under a pretty canopy porch through a timber and glass panelled front door into the entrance hall with stairs rising to the first floor. To the left is a lovely light bay fronted living room with a further window to the side elevation, featuring a cast iron multi-fuel burner with a natural slate hearth. To the right is a dining room with a door and steps leading down to a good sized cellar with original brick flooring offering storage. A set of French doors opens out to the side elevation and driveway.

The breakfast kitchen has views overlooking the rear garden and space for a breakfast table. It has ceramic tiled flooring, a contemporary hi-line radiator, solid timber fronted eye and base level units with under counter lighting and topped with roll top work surfaces and a stainless steel Franke sink. The integrated appliances include a Neff electric oven, Neff five ring gas hob, chimney extractor hood over and an integrated Hotpoint fridge freezer and dishwasher. A door leads to the side elevation.

To the first floor is a fantastic master bedroom with a bay window to the front elevation and an original feature cast iron fireplace with an oak mantle. There are two further bedrooms, the second being a double, with the third thought suitable for a home office or nursery and benefits from a useful linen cupboard housing the Worcester boiler, recessed shelving and loft access above.

Completing the accommodation is the family bathroom with a white three piece suite comprising a WC, pedestal wash hand basin, panelled bath with a mains shower over and a chrome heated towel rail.

### OUTSIDE

Outside is a paved and slate driveway providing off road parking to the side of the property for two vehicles. A shared access side entry leads to the front door and in turn to the rear garden offering a mature planting scheme. Steps lead up the main lawn, with planted borders enclosed by a high level hedgerow and wall. To the rear of the garden is a brick built outhouse.

### LOCATION

Kibworth is a thriving south Leicestershire village, renowned for the quality and variety of the housing stock. Kibworth offers amenities catering for all day-to-day needs including fashionable restaurants, pubs and eateries and a selection of high quality independent shopping in addition to a health centre, post office and parish church. Sporting facilities are well catered for by renowned cricket, golf and tennis clubs and a park with tennis and recreational area.

### SCHOOLING

Schooling in both the state and private sector is well catered for with Kibworth Primary School being rated outstanding by Ofsted which filters into Kibworth High School. The Leicester Grammar and Stonegate Schools are located a short drive away in nearby Great Glen. A more comprehensive range of amenities are available within Market Harborough and Leicester, both accessible via the A6 and both offering mainline rail transport to London St Pancras.

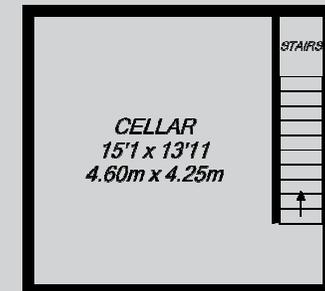
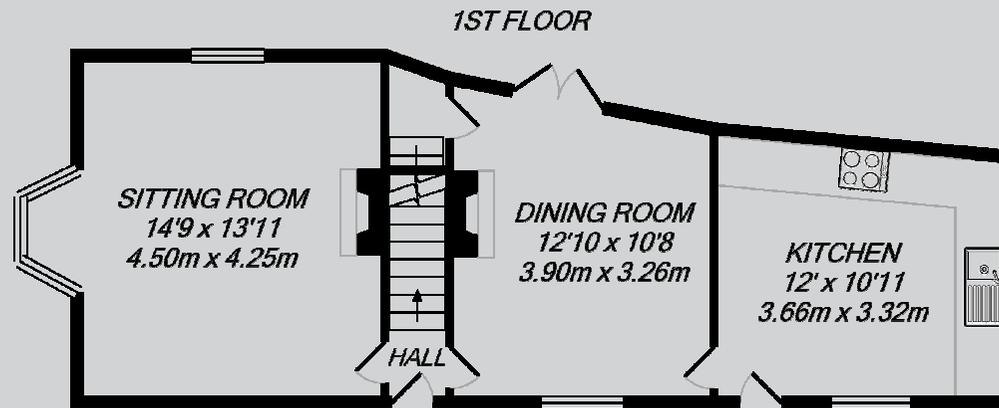
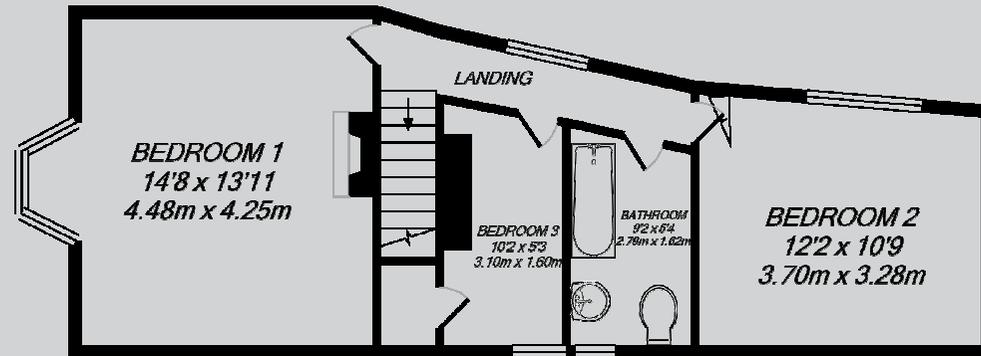
### DIRECTIONAL NOTE

From Market Harborough take the Leicester Road (B6047) north for about 2 miles until reaching the roundabout with the A6. Take the first left towards Leicester along the A6. On reaching Kibworth, take a left down New Road and follow this until reaching a roundabout. Take the first left along the High Street. The property can be found on the right hand side as indicated by our Agents for sale board.





House Approx Gross Internal Floor Area = 106.10 sq/m – 1141.02 sq/ft  
 Measurements are approximate, Not to scale, Illustrative purposes only.



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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.