

# ELLIOT CLOSE

KIBWORTH BEAUCHAMP, LEICESTERSHIRE



JAMES  
SELICKS

**Elliot Close,**  
Kibworth Beauchamp,  
Leicestershire

This modern three bedroom detached is tucked away in a quiet cul-de-sac within walking distance of Kibworth village, centre, schools and park. Offered for sale with no chain and featuring a conservatory, low-maintenance garden, garage and off-road parking it is ideal for first-time buyers, downsizers and landlord investors alike.

Three bedroom detached home | Conservatory | Sitting room and dining room | Kitchen | Guest cloakroom | Ensuite and family bathroom | Garage and off-road parking | Low maintenance south facing garden | Close to village centre and amenities | No upward chain |

#### ACCOMMODATION

The front porch offers space to hang coats, while separating the outside from the cosy sitting room beyond which is arranged around a living flame gas fire which provides a focal point.

An inner hallway with guest cloakroom leads from the sitting room to upstairs, while beyond the dining room is the conservatory which enjoys access to and views over the private rear garden.

The kitchen is fitted with wall and base units while work surfaces provide space for you to prep your favourite dishes. There is space for a fridge, washing machine and an integrated oven with gas hob.

Upstairs the landing leads to the master bedroom which has a built-in double wardrobe and ensuite shower room off.

The second bedroom to the front, also features a built-in double wardrobe. The third bedroom is ideal for use as a home office/study. The family bathroom is fitted with a white three-piece suite comprising bath, wash hand basin and low-level WC.

#### OUTSIDE

A hardstanding drive to the front provides off-road parking and leads to the single integral garage. The paved path to the front door is flanked by a lawn and bedding area. The rear garden is tiered and offers a low-maintenance space to enjoy the sunny south aspect and private.

#### LOCATION

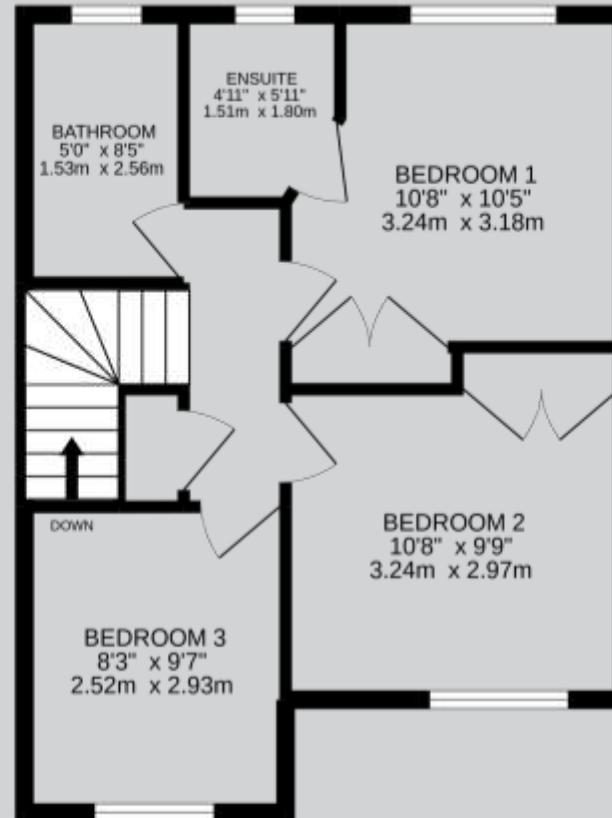
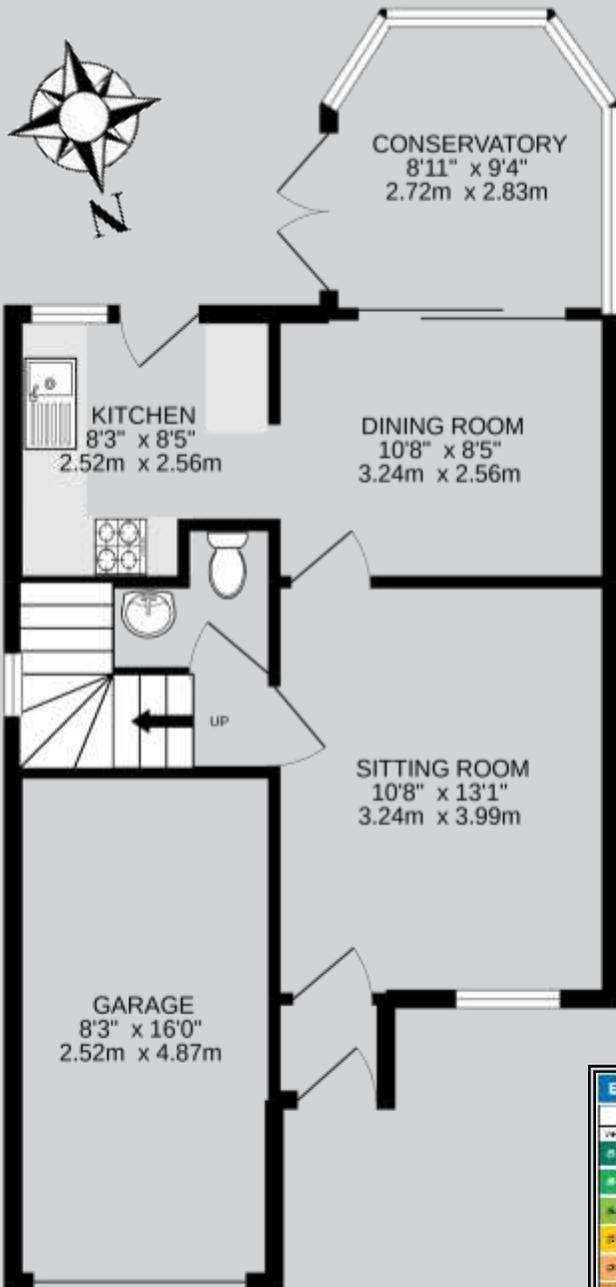
Kibworth is a hugely popular south Leicestershire village, of significant historical interest, situated between Leicester and Market Harborough. It offers a wide range of facilities catering for all day-to-day needs including shopping, a health centre, restaurants, and public houses as well as convenient access to 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. Proceed under the railway bridge as you approach Kibworth and turn left into New Road. Bear left at the roundabout in the centre of the village into High Street. After the traffic lights turn right into School Road and left into Elliot Close where you will find the property on the left hand side.







[www.james sellicks.com](http://www.james sellicks.com)



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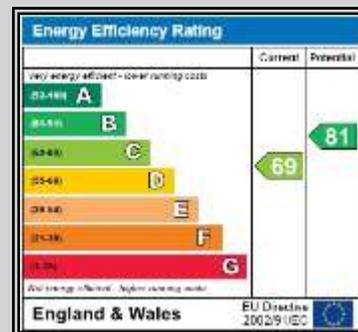
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House approximately 871 Sq.Ft (80.9 Sq.M)  
 Garage approximately 132.8 Sq.Ft (12.34 Sq.M)  
 Total floor area inc. garage approximately: Total 1,003 Sq.Ft (93.18 Sq.M)  
 Measurements are approximate. Not to scale. For illustration purposes only.



**Important Notice**

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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.