

18 RECTORY LANE

KIBWORTH BEAUCHAMP, LEICESTERSHIRE



JAMES
SELICKS

SALES LETTINGS SURVEYS MORTGAGES



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18 Rectory Lane

Kibworth Beauchamp
Leicestershire
LE8 0NW

A handsome, spacious four bedroom detached family home, sitting on a generous plot towards the end of this popular lane within Kibworth Beauchamp. The property has been well-loved by its previous owner, is thought suitable for general upgrading and boasts a large attic space, ripe for conversion to further bedroom accommodation (subject to the necessary planning consents).

Porch | reception hall | shower room | lounge | dining room | conservatory | dining kitchen | utility room | office/bedroom five | four double bedrooms | two en-suites | family bathroom | driveway | integral double garage | beautiful rear gardens | no chain | EPC - D

LOCATION

Rectory Lane is located just off Church Road, close to the heart of this South East Leicestershire village of Kibworth Beauchamp, offering a wide range of local amenities including shopping facilities, schooling, popular pub and restaurants with good access into both Leicester city centre and Market Harborough.

ACCOMMODATION

The property is entered via a porch and solid wood front door leading into a reception hall housing the return staircase to the first floor, an understairs storage area and a shower room providing a low flush WC, wash hand basin with cupboards beneath and a shower cubicle. The lounge has windows to the front and side, a feature brick fireplace with an inset gas flame effect fire, ceiling coving and sliding doors leading to the dining room, having a serving hatch and ceiling coving. Sliding patio doors lead to the brick and uPVC conservatory which has tiled flooring with underfloor heating and French doors to the garden. The dining kitchen has a good range of eye and base level units and drawers, ample worktops, stainless steel sink and double drainer unit, plumbing for dishwasher, Hotpoint stainless steel double oven, four-ring hob with tiled splashback and hood over and window to the rear.

A utility room provides a range of eye and base level units and drawers, worktops, a stainless steel sink, plumbing for washing machine and tumble dryer, further storage cupboard and a window to the rear. The ground floor accommodation is completed by an office/bedroom five with a window to the side.

To the first floor a spacious galleried landing with a window to the front houses the airing cupboard, a further storage cupboard and provides access via a ladder to a large loft area thought suitable for conversion to further accommodation (subject to the necessary planning consents). The master bedroom enjoys an excellent range of built-in wardrobes, matching chest of drawers and bedside tables, a window to the side and an en-suite shower room having a double walk-in shower cubicle, bidet, double wash hand basin with cupboards beneath and a low flush WC, electric shaver point, part tiled walls and windows to the rear and side. Bedroom two has a window to the front and an en-suite with a low flush WC, pedestal wash hand basin, bidet, large wet room style shower enclosure, part tiled walls and a window to the front. Bedrooms three and four each have windows to the rear elevation. The accommodation is completed by a shower room with a low flush WC, Spa shower, wash hand basin with cupboards under, part tiled walls and a window to rear.

OUTSIDE

To the front of the property is a lawned front garden and tarmac driveway providing car standing for several vehicles, leading to the double integral garage with an up and over door, power and lights and a personal door to the side. Gated side access leads to a bin store and beautifully maintained, manicured rear gardens, mainly laid to lawn with patio entertaining areas, an external tap, a wooden summerhouse and shed (both having power) raised flowerbeds, mature trees, fully fenced and hedged boundaries.

DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction. Upon entering the village of Kibworth Beauchamp take a right hand turn just past the Coach and Horses into Church Road and left onto Rectory Lane, where the property can be located on the left hand side.





18 Rectory Lane, Kibworth Beauchamp, Leicestershire LE8 0NW

Total Approximate Gross Internal Floor Area

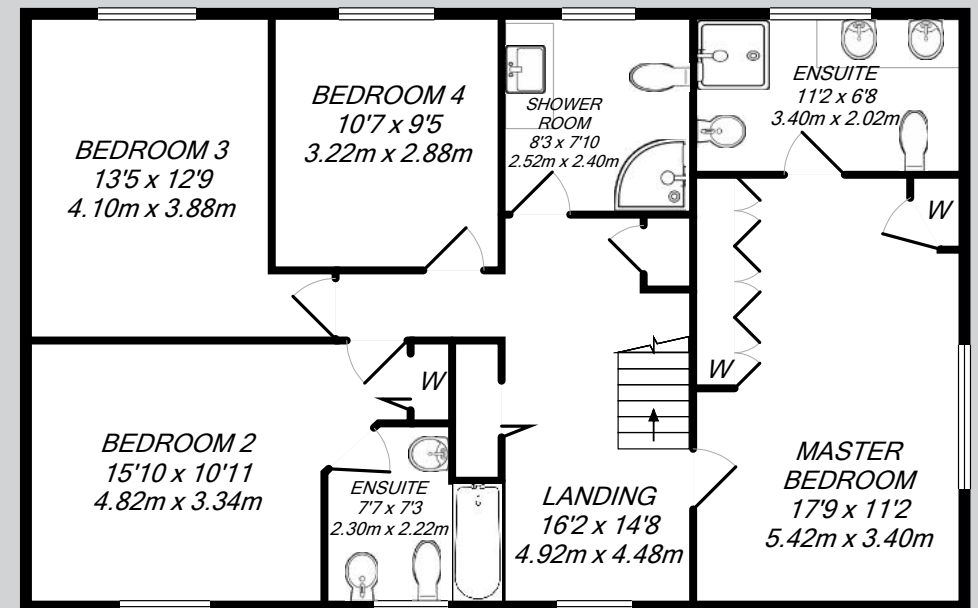
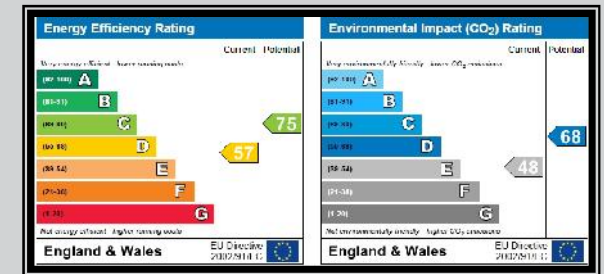
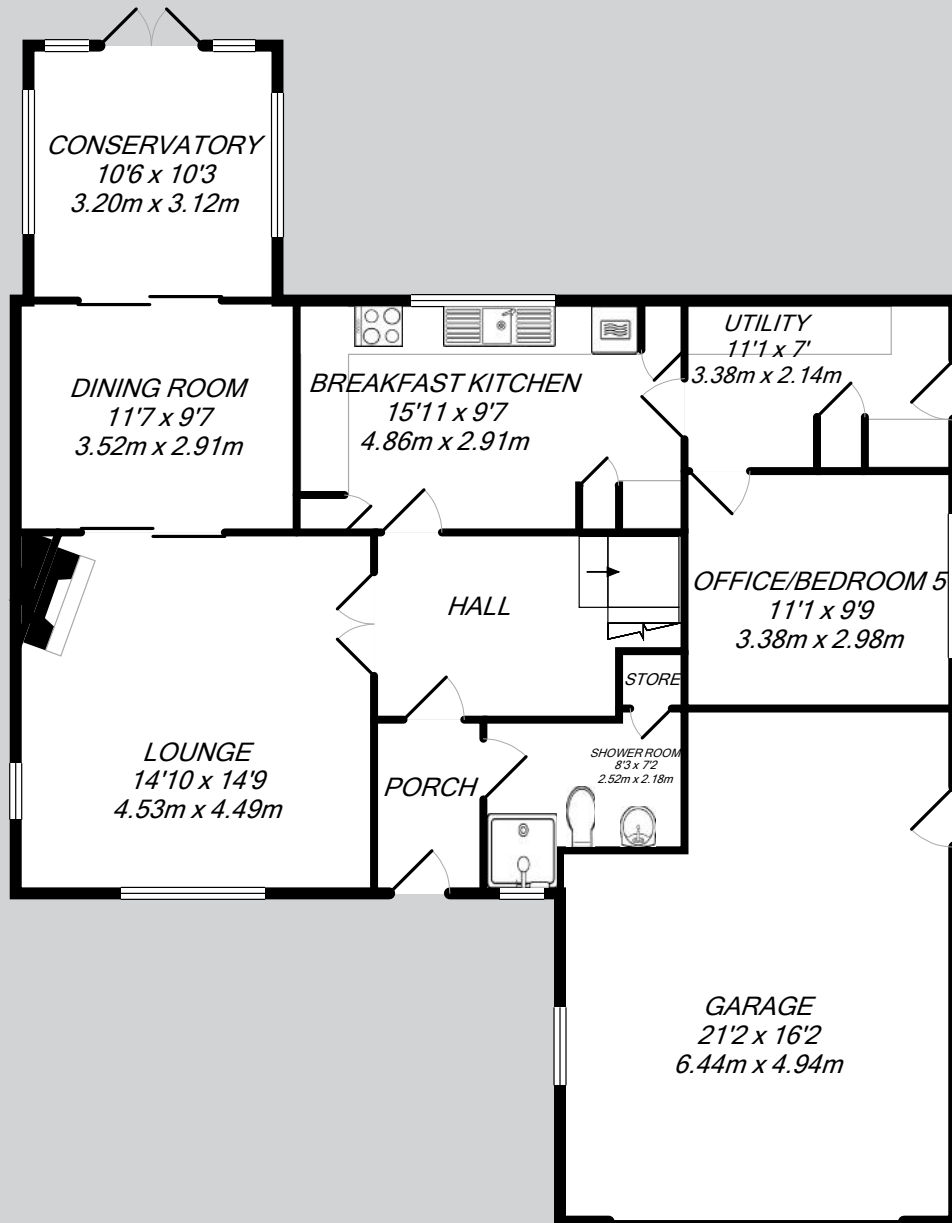
House = 1864 SQ FT / 173 SQ M

Garage = 342 SQ FT / 31 SQ M

Measurements are approximate.

Not to scale.

For 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.

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