



BULLER STREET

KIBWORTH, LEICESTERSHIRE

JAMES
SELICKS



Sales • Lettings • Surveys • Mortgages

Buller Street

Kibworth Beauchamp
Leicestershire

A deceptively spacious four bedroom detached family village home, offering flexible accommodation, situated within the highly popular south Leicestershire village of Kibworth, within easy reach of local amenities.

Open plan dining kitchen | Sun room | Sitting room | Study/home office | Four bedrooms | Two bathrooms | Garage and outside store | Enclosed private garden | Driveway with off road parking | No upward chain |

ACCOMMODATION

The property is entered via French doors into a sun room which is lovely and light and benefits from a good range of storage cupboards and underfloor heating. This opens through into the wonderful open plan dining kitchen which is flooded with light by virtue of skylights and bi-folding doors opening out to the garden. The kitchen also benefits from stone flooring with underfloor heating and a good range of solid wood eye and base level cupboards and drawers with granite work surfaces over, a Belfast sink and a further stainless steel sink. Appliances include a gas Smeg five ring range cooker, Bosch microwave, Samsung American style fridge freezer and a Neff dishwasher. The dining area has a French door to the garden and a feature fireplace with an exposed brick surround. A door gives access into the dual aspect sitting room which enjoys two windows to the front elevation, electric curtains and bi-folding doors to the rear garden. This room also has a feature fireplace with exposed brick, timber mantel and a Harmony H23 log burner inset, as well as engineered oak flooring.

Off the sun room is a ground floor bedroom with skylights and bi-folding doors to the garden. It also benefits from engineered oak flooring, a walk-in wardrobe and a Jack and Jill wet room, which comprises of a WC, his and hers wash hand basins, double headed rainfall shower with custom made granite floor and remote Mira shower controls, under floor heating and Bluetooth speakers with in-wall music controller tablet.

Off the bedroom is access to the garage and stairs that rise to the study/home office which enjoys a floor to ceiling window overlooking the garden.

Stairs rise from the dining area to the first floor galleried landing, with solid oak flooring and loft access above. There are two bedrooms, both benefiting from fitted wardrobes, and one enjoying a Juliette balcony overlooking the garden. The accommodation is completed by a further bedroom and family bathroom comprising of a WC, wash hand basin, heated floor and True 4-seater Airbath with warm bubble heating and rainfall shower over.

OUTSIDE

The property sits back from the road behind a low level brick wall. There is a pedestrian timber gate and a 5 bar timber gate which gives access to a gravelled driveway providing off road parking. This leads to electric timber double gates which give access to the walled, private courtyard garden. This has been designed to be low maintenance with a paved patio and artificial grass, and a feature glassed topped well. The property is completed by a garage and outside store.

LOCATION

Kibworth is a thriving village, popular with young families and retired couples alike because of a strong community spirit centred around an excellent range of amenities and sporting and recreational facilities including cricket, golf, bowls and tennis clubs. There is excellent schooling within the area in both the state and private sector. Shopping is catered for with local shops and delicatessen which caters for all day to day needs. There is also a Dr's surgery and popular public houses and restaurants. Market Harborough is located some five miles to the south offering an even wider range of facilities and a mainline rail connection to London St. Pancras in under an hour.

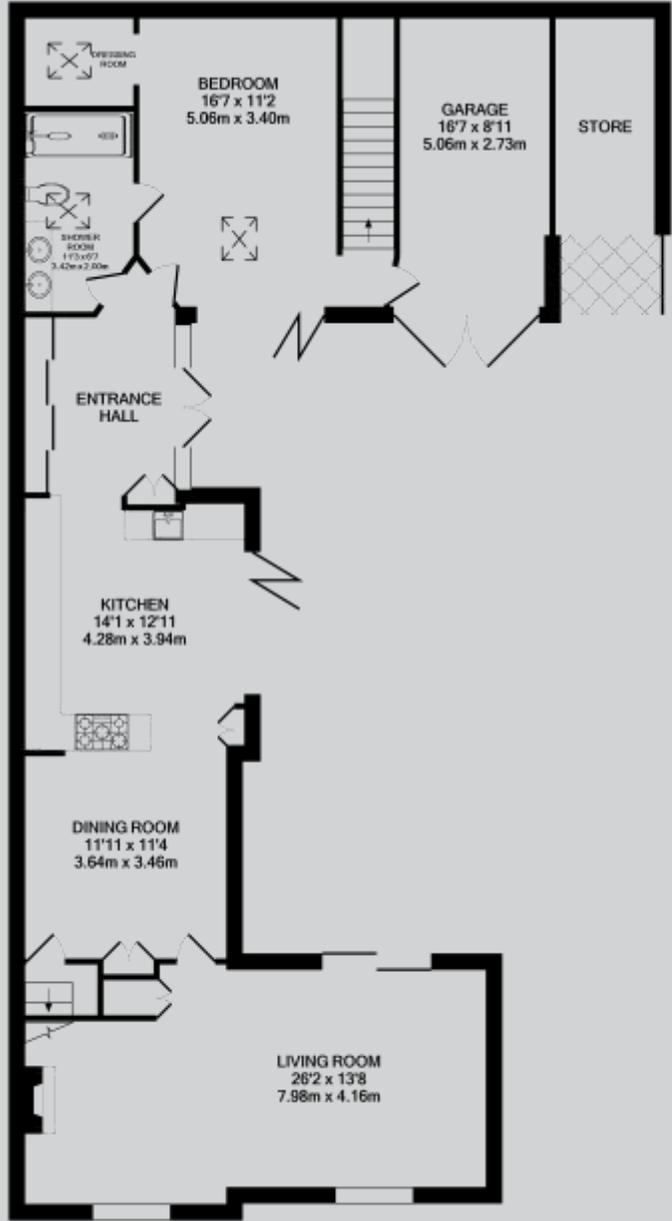
DIRECTIONAL NOTE

Proceed out of Market Harborough on the A6 Leicester Road as signposted to Kibworth. On entering the village take the first left hand turn into New Road. To the centre of the village where at the roundabout take the first exit into High Street, which eventually becomes Fleckney Road. Take a right hand turning into Buller Street where the property may be found on the right hand side as indicated by our for sale board.

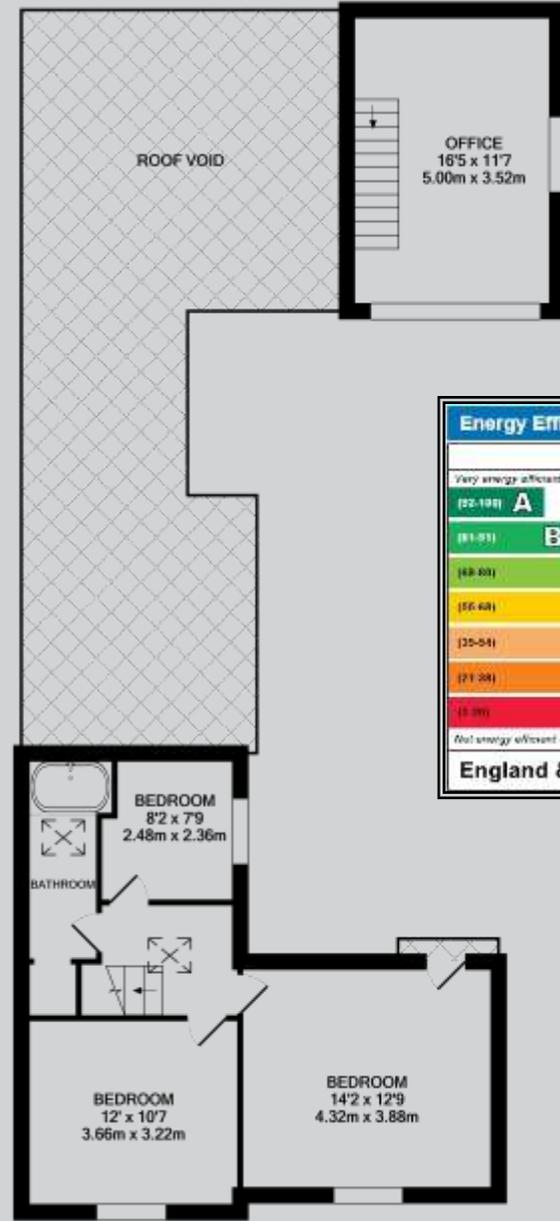




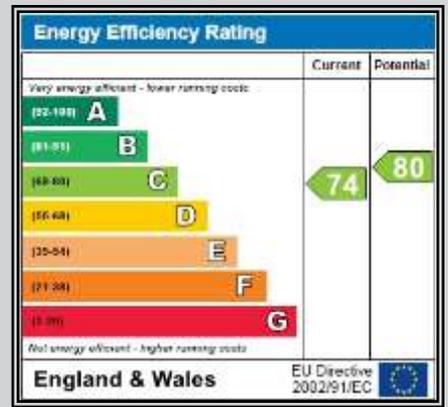
Total Approx Gross Internal Floor Area = 171.2 sq/m – 1843 sq/ft
 Measurements are approximate. Not to scale. For illustrative purposes only.



GROUND FLOOR



1ST FLOOR





Market Harborough Office
 13 Church Street
 Market Harborough LE16 7AA
 01858 410008
 mh@jamesellicks.com

Leicester Office
 0116 285 4554

Oakham Office
 01572 724437

London Office
 0207 839 0888

www.jamesellicks.com



Important Notice

- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
 - 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
 - 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.