



33a , Kibworth Beauchamp, LE8 0HS

£650 PCM

Grade II listed property situated in the very heart of Kibworth Beauchamp close to all local amenities. In brief, the accommodation, with gas fired central heating and a wealth of period features, comprises fitted kitchen with appliances, lounge with feature fireplace, staircase up to first floor landing, newly refitted bathroom and double bedroom. Outside there is space for one vehicle (unallocated) to the front of the property in the courtyard.

- Heart Of Village Location
- Spacious Living
- Large Double Bedroom
- Refitted Bathroom
- Imposing Lounge
- Energy Rating - D

5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

Lettings: **01455 240932** Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS

Lettings: **0116 3667012** Sales: **0116 2796543**

General

Grade II listed property in the heart of Kibworth Beauchamp, close to all amenities. The property has the benefit of gas fired central heating and a wealth of period features. The accommodation is situated over two floors and briefly comprises kitchen with appliances, spacious lounge, staircase to first floor landing, large double bedroom and bathroom. Available immediately.



Location

The property is located in the highly regarded village of Kibworth Beauchamp. There is an excellent range of facilities including two health centres, dentists, churches, public transport, shops, restaurants, sports clubs (tennis, football, cricket, golf and bowls), a nursery, pre-schools, a primary school and high school. The village is also within easy reach of some of south Leicestershire's most attractive countryside. There are more comprehensive amenities in Market Harborough to the south and Leicester to the north and mainline train services are available from both of these locations. The journey time from Market Harborough station to London St. Pancras International is approximately one hour.



Kitchen

10'06 x 6'06 (3.20m x 1.98m)

An imposing front entrance door leads directly to the kitchen which has fitted base, wall and larder unit, glazed wall unit divider, working surfaces with inset stainless steel sink unit and extending to breakfast bar, Beko gas cooker, Indesit washer/dryer machine, fridge and freezer, tiled flooring, and multi paned internal door to the lounge. (appliances left as a goodwill gesture by landlord)



Lounge

15'10 x 11'07 min 15'01 max (4.83m x 3.53m min 4.60m max)

A grand room with high beamed ceiling, sash windows to front and rear elevations with curtain poles and curtains, large brick fireplace with fitted gas fire and inset display niche, built in understairs storage cupboard and brand new fitted carpet. A further door leads to the staircase.



Staircase & Landing

A newly re-carpeted staircase with wooden handrail leads up to the first floor landing which has a sash window to the front with deep cill, wall mounted central heating thermostat, ceiling mounted smoke alarm, telephone point, radiator and built in cupboard housing the Glow-Worm Easicomm 24 gas fired combi boiler.

Double Bedroom

15'10 x 11'05 (4.83m x 3.48m)

With sash windows to the front and rear, antique pine panelling to one wall including feature ornamental fireplace (NOT SUITABLE FOR USE), deep built in cupboards to both sides, brand new fitted carpet, two radiators with TRVs, TV aerial point and power points.



Bathroom


9'05 x 5'04 (2.87m x 1.63m)

Newly refitted with wash basin in vanity unit, having monobloc mixer and pop up waste, panelled bath with mixer tap and shower head over, and fitted glazed shower screen, close coupled w.c. with matching seat and lid, fully tiled walls, radiator, light and mirror over wash basin, and Xpelair extractor fan.



Outside

To the front of the property there is one parking space in the courtyard. Please note there is no garden space for this property.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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