



Sales & Lettings
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6 Barnards Way, Leicestershire, LE8 0RS

£1,950 PCM

A rare opportunity to rent a modern David Wilson Home built to their exceptionally spacious "Woodleigh" design, one of only three in Kibworth. Accommodation comprises reception hall with fitted cloaks, lounge, dining room, spacious dining kitchen, utility and study and five double bedrooms over three floors. Double garage and enclosed gardens. Available June/July 2022.

- David Wilson Executive Home "Woodleigh" Design
- Exceptionally Spacious
- Three Reception Rooms
- Large Dining Kitchen
- Five Double Bedrooms
- Double Detached Garage
- Enclosed Gardens
- EPC Rating C
- Available June / July 2022

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

The property was built in 2011 by David Wilson Homes to their exceptionally spacious "Woodleigh" design. It has been beautifully and expensively fitted with quality floorings, neutral carpets and attractive curtains and light fittings throughout. Internal inspection is highly recommended. The village of Kibworth lies to the south east of Leicester in some of the county's prettiest countryside. Kibworth is a vibrant village with a fantastic community which pulls together to run events including the Great Kibworth Run and carnival. There are a surprising number of high quality sports clubs in the village and some fine restaurants. There are also a wealth of amenities including schools, doctors surgeries, shops and schools.



Reception Hall

Of exceptionally spacious proportions with fitted matting leading to high quality dark wood effect Karndean flooring, which extends through to the fitted cupboard, study, lounge and dining rooms. There is an alarm panel, radiator, telephone point, wall mounted central heating thermostat, fitted smoke alarm, and door off to a deep built in understairs storage area suitable for coats and shoes. A further door leads off to the fitted cloakroom.



Ground Floor Fitted Cloakroom

With white suite comprising close coupled w.c with white seat and lid and dual top flush, pedestal wash basin with ceramic tiled splashback and fitted wall mirror over, chrome accessories, extractor fan, and ceramic tiled flooring.



Front Lounge

16'9 x 13'11 (5.11m x 4.24m)

With window to the front elevation, attractive "Wisteria mocha beige" marble fireplace surround with fitted Malvern electric brass finish fire, double radiator with TRV, TV aerial point, and through double half multi paned doors to the dining room.



Dining Room

13'11 x 9'10 (4.24m x 3.00m)

With large double fully glazed french doors and matching side screens to the rear garden, double radiator with TRV and door to the dining kitchen.



Fitted Dining Kitchen

20'11 x 12'1 (6.38m x 3.68m)

Comprising of breakfast area with large double fully glazed french doors and matching side screens to the rear garden, Open plan to the fitted kitchen with extensive range of gloss maple finish units comprising base, drawer, tall larder and wall units and concealing a full range of appliances, including double electric oven, five ring gas hob with stainless steel chimney style extractor over, dishwasher, refrigerator and freezer, quality working surfaces extending to large breakfast bar and having stainless steel 1 ½ bowl sink unit with mixer taps and inset ceiling spotlights. The whole kitchen, utility and breakfast area has large glossy ceramic floor tiling, and there are ceramic tiles around the worktop and cooker area. An open archway leads to the utility room.



Utility Room

6'2 x 5'6 (1.88m x 1.68m)

With base unit, matching wall unit concealing the wall mounted Ideal Logic gas fired central heating boiler, programmer, washing machine and separate tumble dryer, working surface and ceramic tiled surrounds, carbon monoxide alarm. A half glazed side entrance door leads to the side of the property.



Study

11'9 x 8'7 (3.58m x 2.62m)

With window to the front elevation, excellent range of "Mocha" finished fitted furniture comprising corner desk unit, computer slider and book and file storage, telephone point (Sky dish installed), double radiator.



First Floor Landing

A staircase with turned balustrade leads up to the generous first floor landing which has plenty of space for a sofa, window to the front, fitted smoke alarm, radiator with TRV, and door off to a deep built in heated linen cupboard housing the large capacity hot water tank and fitted slat shelving for clothes airing.

Principal Bedroom Suite

16'9 x 13'11 (5.11m x 4.24m)

The bedroom area has a window to the front, separate central heating thermostat, "panic" alarm panel, and radiator. An open archway leads to the Dressing Room (9'10 x 6'8 - 2999 x 2040 mm) with triple mirror sliding door wardrobes with hanging rails and storage shelving, radiator with TRV. A door leads off to the large en-suite bathroom.



Dressing Room

9'10 x 6'8 (3.00m x 2.03m)

With triple mirror sliding door wardrobes with hanging rails and storage shelving, radiator with TRV. A door leads off to the large en-suite bathroom.



En Suite Bathroom

9'10 x 7'8 (3.00m x 2.34m)

With white suite comprising close coupled w.c with white seat and lid and dual top flush, pedestal wash basin with ceramic tiled splashback and fitted wall mirror over, large double shower cubicle with mains shower fitting, white panelled bath with mixer taps, extractor fan, slate coloured ceramic tiled flooring, ceramic tiling to dado height, shaver point, double radiator with TRV.



Bedroom Two

12'4 x 11'9 (3.76m x 3.58m)

With window to the front elevation, radiator, twin double wardrobes with beech woodgrain finish (from the Burleigh range) and having hanging rails and storage shelving.



Bedroom Three

12'1 x 11'9 (3.68m x 3.58m)

With window to the rear elevation, triple door Beech fitted wardrobes (from the Burleigh range) , radiator with TRV.



Family Bathroom

8'10 x 8'2 (2.69m x 2.49m)

With white suite comprising close coupled w.c with white seat and lid and dual top flush, pedestal wash basin with ceramic tiled splashback and fitted wall mirror over, shower cubicle with mains shower fitting, white panelled bath with mixer taps, extractor fan, beige coloured ceramic tiled flooring, ceramic tiling to dado height, shaver point, double radiator with TRV.



Bedroom Four

17'9 x 14'1 (5.41m x 4.29m)

With twin double part mirror door fitted wardrobes finished in "Walnut" (from the Panache range) Velux windows to front and rear, double and single radiators, access to a small loft space.



Bedroom Five

17'9 x 13'5 (5.41m x 4.09m)

With Velux windows to the front and rear, two double radiators with TRVs.



Second Floor Shower Room

9'0 x 5'11 (2.74m x 1.80m)

With white suite comprising close coupled w.c with white seat and lid and dual top flush, pedestal wash basin with ceramic tiled splashback, shower cubicle with mains shower fitting, extractor fan, slate coloured ceramic tiled flooring, shaver point, double radiator with TRV.



Rear Garden

To the rear of the house is a good sized garden with large paved patio, mainly laid to lawn with timber garden shed, boundary fencing and gate, exterior tap.



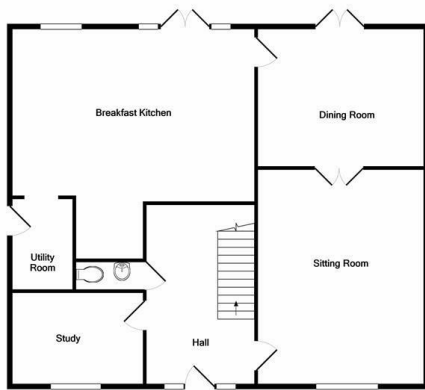
Outside

To the front of the property is a well laid out garden with paved pathway, lawned area, borders well stocked with maturing shrubs, phormium and perennials and variegated front hedging. To the side of the property is a deep double driveway providing ample car standing space and leading to the garage.

Double Garage

With twin up and over front entrance doors, power, lighting and open eaves storage space.

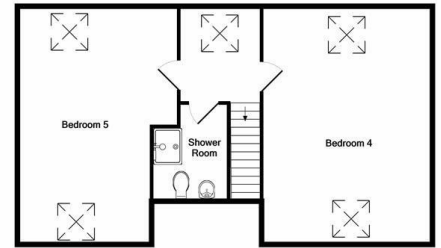




Ground Floor



1st Floor



2nd Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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