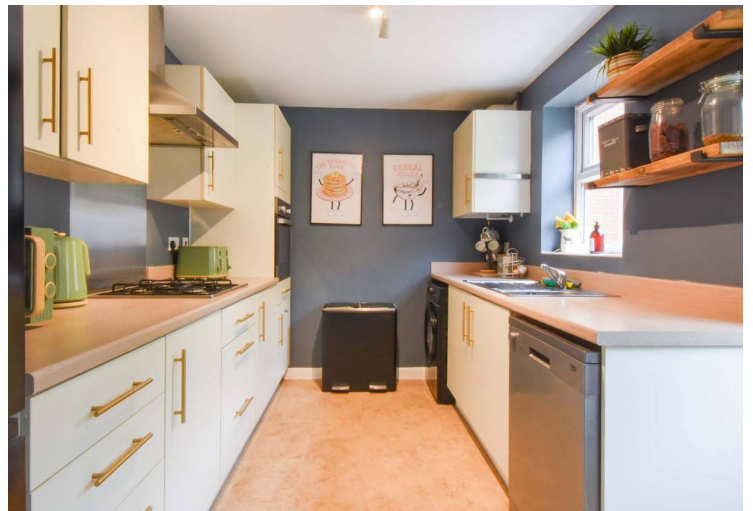
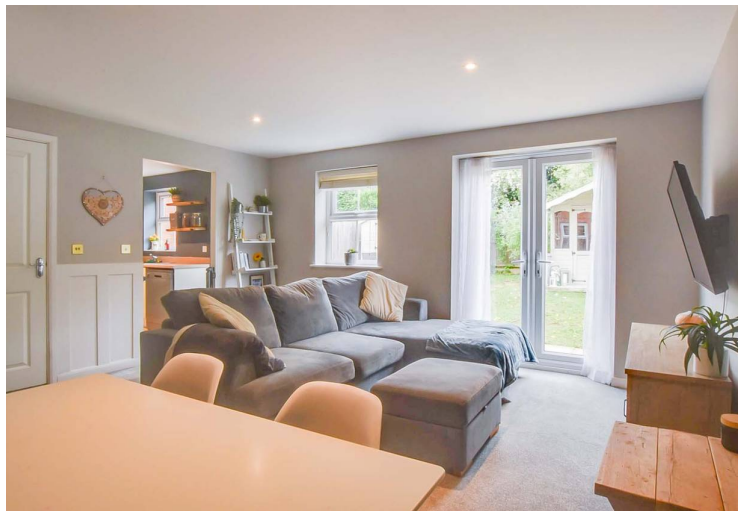




Dairy Way, Kibworth

£240,000 Freehold

Stunning 3-bed townhouse in Kibworth Harcourt. Modern, move-in ready freehold with a private, non-overlooked garden, summer house, and 2 parking spaces. Ideal for first-time buyers and families in a prime LE8 location.

Council Tax band: C

Tenure: Freehold

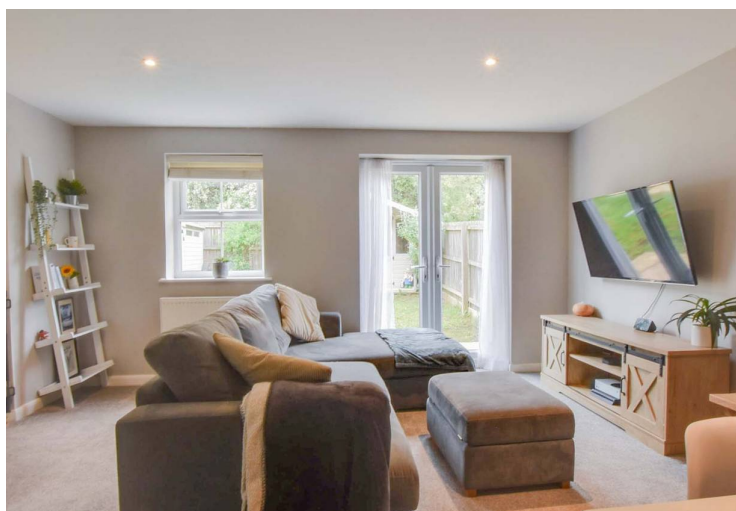
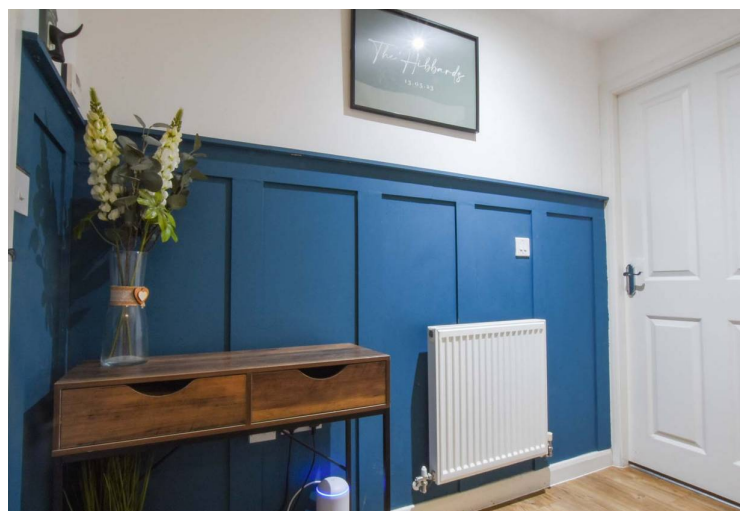
EPC Energy Efficiency Rating: C



Knightsbridge
Estate Agents

0116 271 3333





Hallway

7' 7" x 7' 7" (2.30m x 2.30m)

A welcoming entrance featuring stylish blue panelling, fitted spotlights, and a radiator.

Downstairs WC

6' 7" x 3' 7" (2.00m x 1.10m)

Conveniently located off the hallway, this room includes a toilet, washbasin, and a radiator. It is finished with spotlights and a front-facing window.

Lounge Diner

15' 1" x 11' 6" (4.60m x 3.50m)

A bright and airy living space boasting patio doors that open directly onto the rear garden. The room includes a radiator, a side window, and a practical understairs storage cupboard.



Kitchen

11' 10" x 7' 7" (3.60m x 2.30m)

A functional kitchen equipped with a built-in electric oven and gas hob. There is ample space for a fridge freezer, an under-counter washing machine, and an under-counter dishwasher. The sink is perfectly positioned under a window overlooking the garden, with an additional door providing garden access.

First Floor Landing

A central landing area providing access to all first-floor rooms.

Bedroom One

12' 10" x 8' 6" (3.90m x 2.60m)

comfortable double bedroom with the added benefit of built-in wardrobes. The room is naturally lit by two windows and includes a radiator.

Bedroom Two

11' 6" x 8' 6" (3.50m x 2.60m)

Currently used as a nursery, this charming room features elegant part-panelling, a radiator, and a window

Bedroom Three / Home Office

9' 6" x 6' 3" (2.90m x 1.90m)

A versatile room, currently utilised as an office, featuring a radiator and a side-aspect window.

Bathroom

6' 11" x 6' 3" (2.10m x 1.90m)

A modern family bathroom suite comprising a bath with an overhead shower, a toilet, a washbasin, and a heated towel radiator.

Front Garden

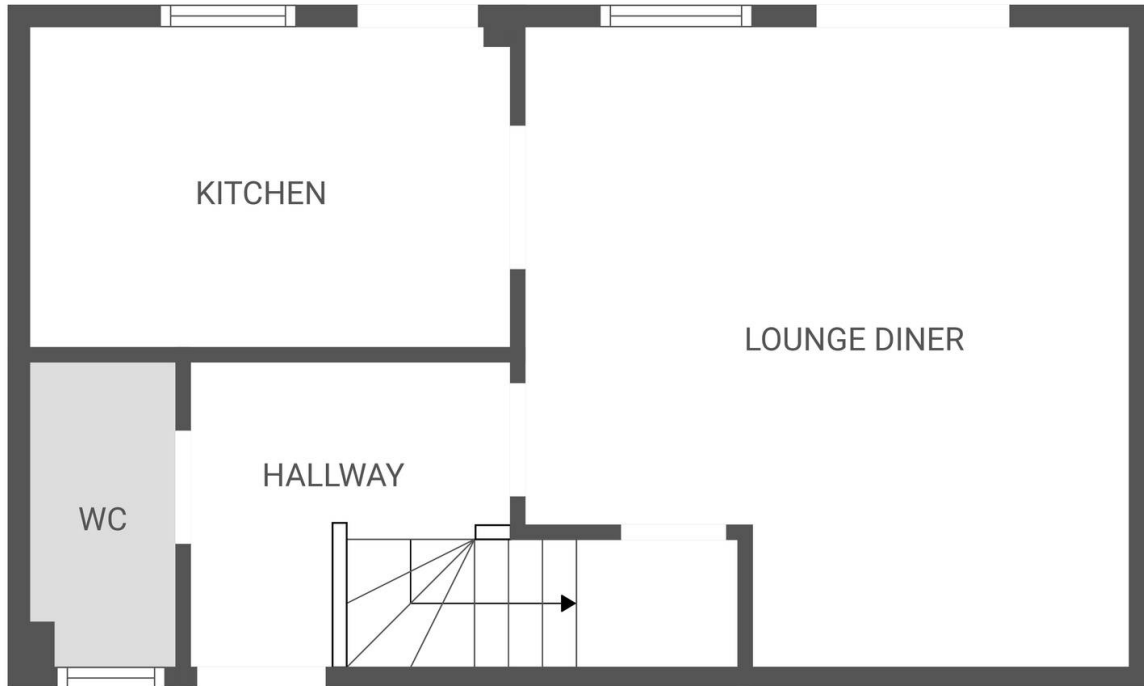
The front of the property is accessed via a shared pathway leading to the main entrance

Rear Garden

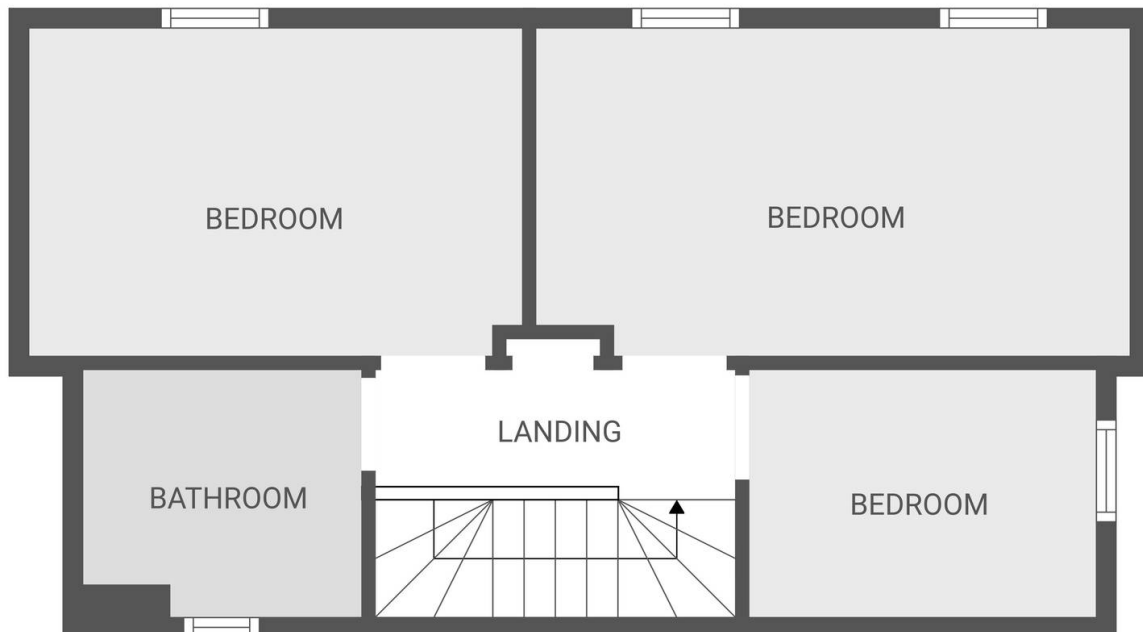
To the rear, you will find a private, non-overlooked garden featuring a small patio area and a grass lawn. The garden is well-equipped with both a shed and a summer house. Gated side access leads directly to the rear car park

Parking

Gated side access leads directly to the rear car park, where the property benefits from two allocated parking spaces.



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