



Sales • Lettings • Surveys • Mortgages

1, Paget Court

Paget Street, Kibworth Leicestershire LE8 0HW

Built in 1986 and situated in an exclusive development of just three properties, this executive detached family home is immaculately presented throughout and is being offered to the market for the first time in 33 years.

Feature reception hall open plan to kitchen and dining area I utility room I living room I three double bedrooms I ensuite to master I further single bedroom I family shower room I private rear gardens I double garage

ACCOMMODATION

The property is entered via a feature front door with bespoke etched glass into a light and airy open plan reception hall with dining area and kitchen off. This is a wonderfully light area by virtue of a feature full height bay window with lantern roof to the rear which floods this space with light. This area also has ceramic tiled flooring throughout and gives access to a downstairs WC, understairs storage cupboard and a study with fitted furniture.

The kitchen has been fitted with high gloss eye and base level units and drawers with Corian works surfaces and upstands over. Neff appliances include an integrated dishwasher, induction hob and a Circo Therm oven and steamer. Off the kitchen is the utility room which has further storage units with one housing the Logic boiler. There is space and plumbing for a washing machine and tumble dryer and a door to the side elevation.

The living room benefits from a dual aspect with a window to the front elevation with shutters and a sliding patio door to the rear terrace. A feature of the living room is a brick built open Inglenook fireplace with gas fire and chimney canopy inset.

A dog legged staircase gives access to a light landing with two windows to the front elevation, loft access and a spacious airing cupboard. The master bedroom has a range of fitted furniture, window to the rear and an ensuite off with Karndean flooring, bidet, wash hand basin and a shower enclosure with a wi-fi shower. There are two double bedrooms both with fitted furniture and a further single bedroom. Completing the accommodation is a family shower room with shower enclosure with a wi-fi shower, WC, wash hand basin into a vanity unit, heated chrome towel rail and ceramic tiled walls and floor.

OUTSIDE

The property is located to the left of this exclusive development of three properties off a shared private driveway. The left hand boundary is owned by the property and is mainly laid to lawn with mature shrub borders and trees. A private driveway provides off road parking and access to a detached double garage with handy storage space to the roof and a door to the rear garden. The rear garden has York stone paving offering three separate terraces ideal for enjoying the sunny aspect, one to the side of the property and two to the rear. The gardens are mainly laid to lawn with shrub borders and two magnificent Austrian Pines.

LOCATION

Kibworth is a hugely popular south Leicestershire village situated between Leicester and Market Harborough, and is of significant historical interest. It offers a wide range of facilities catering for all day-to-day needs including shopping, a health centre, restaurants and public houses as well as popular schooling in both the state and private sectors. Sporting amenities include an 18-hole golf course, cricket ground, tennis courts and a bowling green. Both Leicester and Market Harborough provide mainline access to London, the latter in little under an hour.



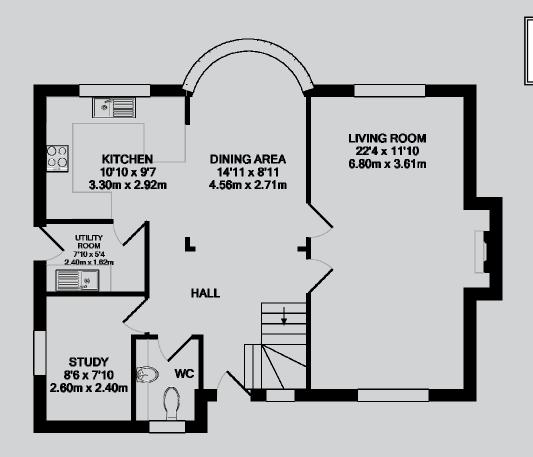






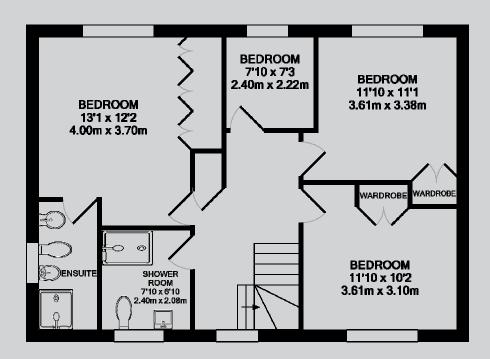




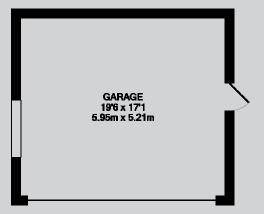


1 Paget Court, Paget Street, Kibworth LE8 0HW

Total Approx Gross Internal Floor Area = 166.6 sq/m - 1793 sq/ft Measurements are approximate. Not to scale. For illustrative purposes only.

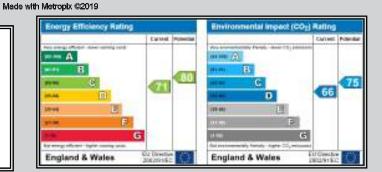


GROUND FLOOR 1ST FLOOR



DIRECTIONAL NOTE

From Market Harborough take the Leicester Road (B6047) north for about 2 miles until reaching the roundabout with the A6. Take the first left towards Leicester along the A6. On reaching Kibworth, take a left down New Road and follow this until reaching a roundabout. Take the second exit into Paget Street, continue along to the end of the road and Paget Court can be found on the right hand side. The property can be found straight ahead at the bottom of the drive.











www.jamessellicks.com















Leicester Office 0116 285 4554

Oakham Office

01572 724437 **London Office** 0207 839 0888





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 ofthem.

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.