



# Ploughed way

KIBWORTH HARCOURT, LEICESTERSHIRE

JAMES  
SELICKS

Sales • Lettings • Surveys • Mortgages

## Ploughed Way Kibworth Harcourt, Leicestershire

An immaculately presented modern detached family home, built by David Wilson Homes to their The Henwood design benefiting from south facing garden representing an ideal opportunity for both growing families and downsizers alike.

Modern detached family home | Four bedrooms | Two reception rooms | Kitchen/diner | En suite and family bathroom | Guest cloakroom | Garage | South facing garden | Sought after location |

### ACCOMMODATION

Step through the rose-flanked storm porch into the welcoming hall. There is space for coats and shoes under the stairs. A handy guest cloakroom is tucked to the side with contemporary white suite. Glass paned double doors lead you in to the sitting room which spans the depth of this modern home, allowing for plenty of natural light through both the bay window to the front and double doors to the rear. A feature fireplace provides a central focal point around which you and your guests can relax in style. Across the hall is the dining room with its own bay window, which could also serve as a snug, play room or home office. The kitchen/diner feels fresh and modern with an extensive range of fitted wall and base units providing plenty of handy storage. There is an integrated fridge/freezer, dishwasher, double oven and gas hob. Double doors provide further access out on to the patio terrace beyond.

Upstairs the master bedroom features fitted wardrobes and an en suite shower room. The second bedroom also features fitted wardrobes. The third bedroom has a built in cupboard, and is currently used as a snug, while the fourth bedroom currently serves as a home office. The family bathroom features a white three piece suite

comprising bath with shower attachment, WC and pedestal wash hand basin.

### OUTSIDE

Gravelled bedding areas flank the paved path to the front door, with a small lawn to the side. A hardstanding drive provides off-road parking which leads to the single garage. The rear garden enjoys a sunny south-facing aspect with paved patio terrace, lawn, and secluded dining terrace to the corner. There is a further terrace to the side which is ideal for storage, behind the garage.

**TENURE:** Freehold

**LOCAL AUTHORITY:** Harborough District Council

**TAX BAND:** E

**SERVICES:** The property is offered to the market with all mains services and gas-fired central heating.

### LOCATION

Kibworth is a hugely popular south Leicestershire village, of significant historical interest, situated between Leicester and Market Harborough. 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 convenient access to 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 just under an hour.

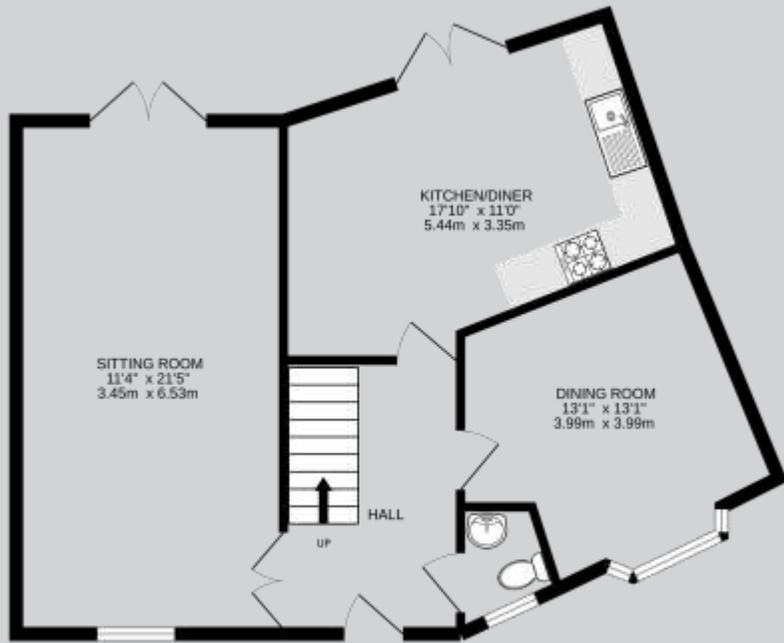
### DIRECTIONAL NOTE

Proceed out of Market Harborough in a northerly direction on the A6, as signposted to Kibworth. Follow the A6 through the village of Kibworth to the roundabout and take the first exit onto Wistow Road. Take the second left in to Barnards Way and first right into Finch Road. Follow the road round to the left and turn right into Ploughed Way where the property can be found on the left-hand side.

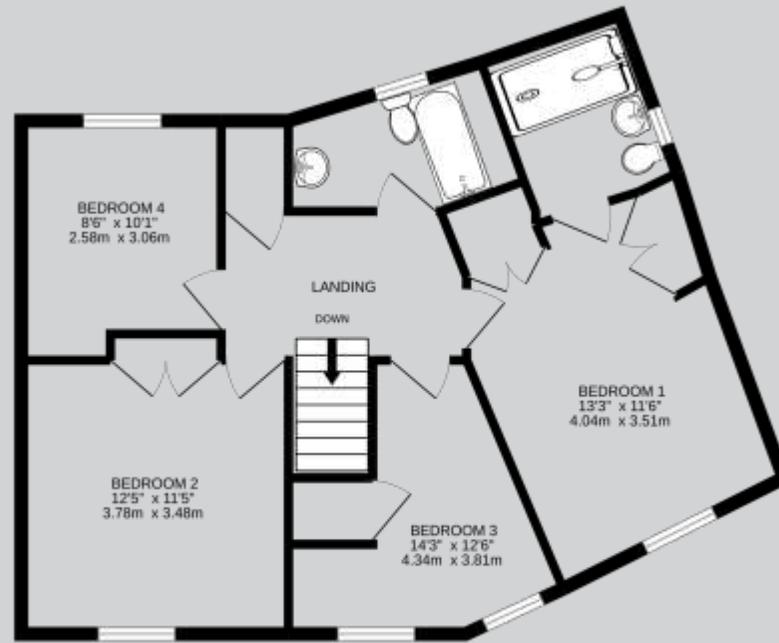




**GROUND FLOOR**  
688 sq.ft. (63.9 sq.m.) approx.

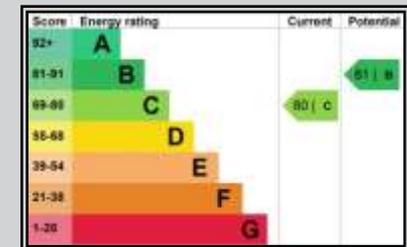


**1ST FLOOR**  
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 1374 sq.ft. (127.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metroptx ©2022



**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.



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

Oakham Office  
01572 724437

Leicester Office  
0116 285 4554

London Office  
0207 839 0888

www.jamesellicks.com

