

MALDON HOUSE

KIBWORTH, LEICESTERSHIRE



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Maldon House,
New Town Close,
Kibworth, Leicestershire

A well-proportioned, four bedroom, three storey end house, situated in the heart of the highly sought after south Leicestershire village of Kibworth, conveniently located a short distance from local amenities.

Entrance hall | Dining kitchen | Sitting room
| Four bedrooms | Two bath/shower rooms
| Downstairs WC | South facing rear garden | Garage and off road parking for two cars | Super-fast broadband

ACCOMMODATION

The property is entered into an entrance hall with downstairs WC off and stairs rising to the first floor with a useful under stairs cupboard and a handy built in kennel.

To the right is the dining kitchen which has a window to the front elevation and benefits from a good range of eye and base level cupboards and drawers with granite work surfaces over. Appliances include a Miele gas hob with extractor hood over, Miele oven, integrated fridge freezer and a Hotpoint dishwasher. The sitting room is to the rear of the property and enjoys French doors opening out to the garden.

Stairs rise to the first floor galleried landing which has an airing cupboard. There is a bedroom to the front with two windows to the front elevation and a built-in wardrobe. There are two further bedrooms to the rear elevation, both also benefitting from built-in wardrobes. One has two windows overlooking the rear garden, whilst the other has a dual aspect with windows to the front and rear. The family bathroom completes this floor and comprises of a WC, wash hand basin and bath.

Stairs rise to the second floor where the master bedroom can be found. This enjoys a dressing area off with fitted wardrobes and an ensuite comprising of a WC, wash hand basin and shower.

OUTSIDE

The property is located on a private development off High Street and the property's situation within it means there is no through traffic. The property occupies an elevated position with both step and ramp access to the front door. To the left is the garage in front of which is parking for one car. There is also allocated parking to the front of the property. The garage has electricity and plumbing for white goods and gives access to the rear garden which is south facing and is mainly laid to lawn with shrub borders and a paved patio ideal for enjoying the sunny southerly aspect.

LOCATION

Kibworth is a thriving village, popular with young families and retired couples alike because of a strong community spirit centred around an excellent range of amenities and sporting and recreational facilities including cricket, golf, bowls and tennis clubs. There is excellent schooling within the area in both the state and private sector. Shopping is catered for with local shops and delicatessen which caters for all day to day needs. There is also a Dr's surgery and popular public houses and restaurants. Market Harborough is located some five miles to the south offering an even wider range of facilities and a mainline rail connection to London St. Pancras in under an hour.

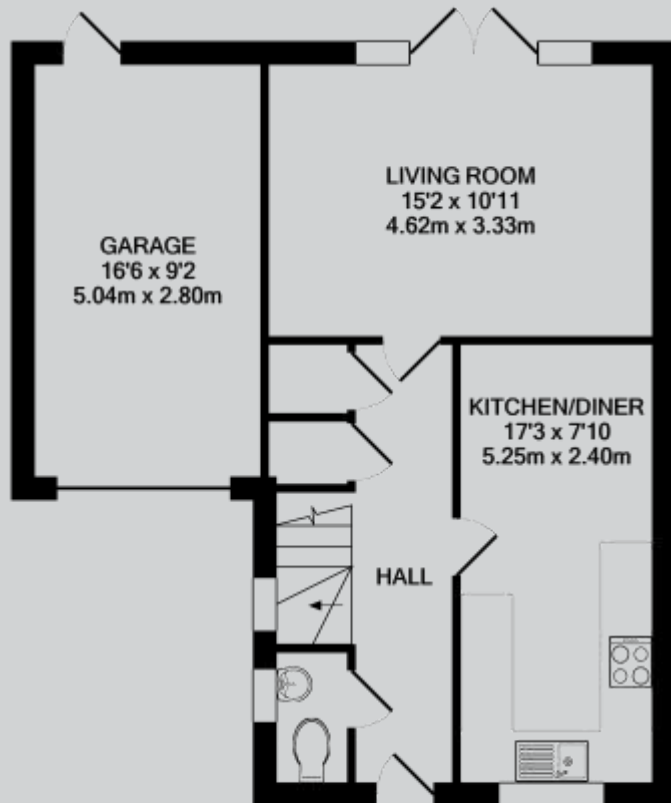
DIRECTIONAL NOTE

Proceed out of Market Harborough on the A6 Leicester Road as signposted to Kibworth. On entering the village take the first left hand turn into New Road. To the centre of the village where at the roundabout take the first exit into High Street, which eventually becomes Fleckney Road, immediately before the Scout Hut New Town Close may be found on the left hand side, with the property located on the first right as identified by our agents for sale board.

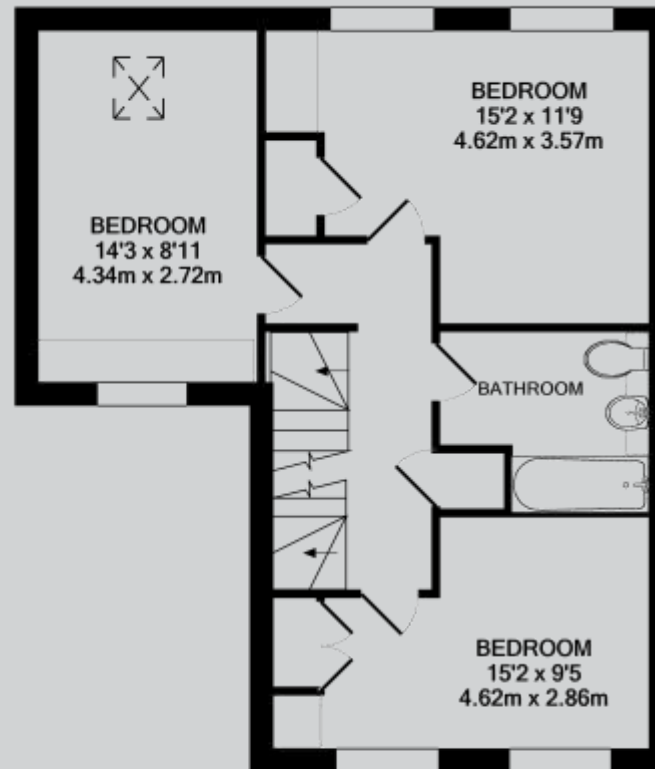




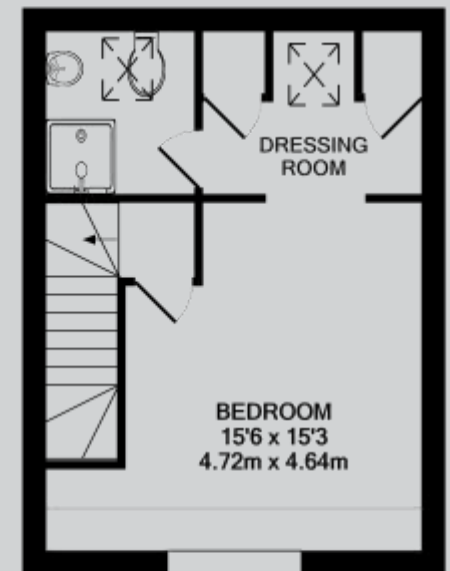
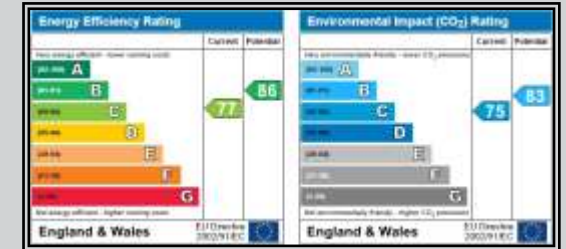
Total Approx Gross Internal Floor Area = 134.2 sq/m – 1445 sq/ft
Measurements are approximate. Not to scale. For illustrative purposes only.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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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.

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