

**McCALLUM  
MARSH**  
PROPERTY CONSULTANTS

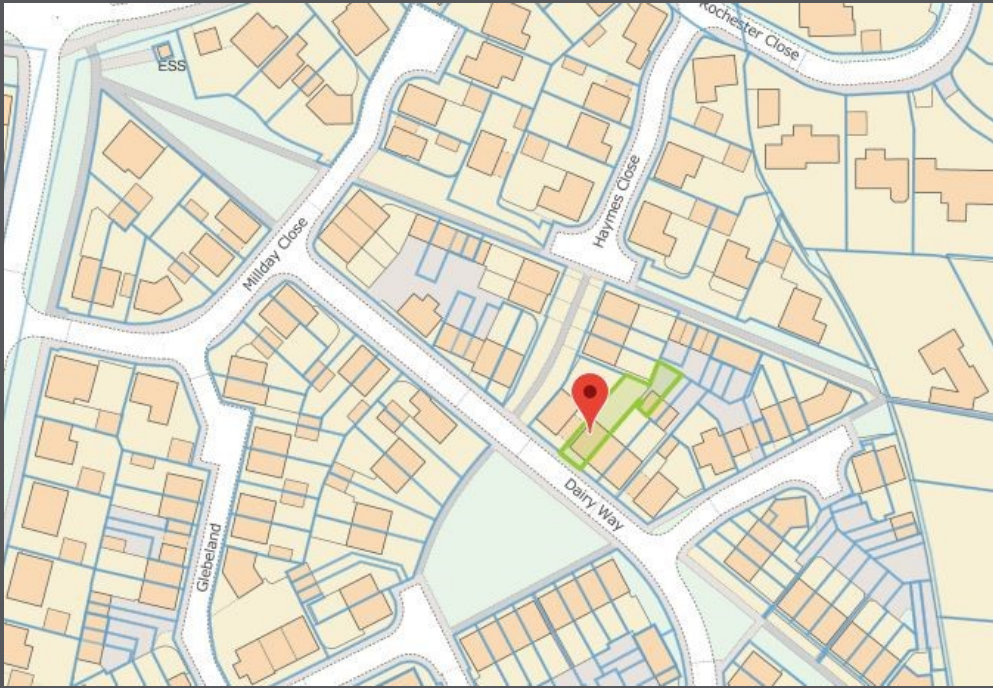
21 Dairy Way  
Kibworth Harcourt  
Leicestershire  
LE8 0SU











## SITUATION

Situated in the wonderful village of Kibworth, within walking distance of the extensive local facilities including boutique shops and cafes, together with more extensive day to day facilities such as a doctors surgery, dentists, a supermarket and sports clubs including tennis, golf, bowls and cricket, yet within easy reach of some of South Leicestershire's most attractive countryside. Wistow Rural Centre is less than 2 miles to the North West with its plant centre, cafe/bistro, farm shop, furniture and craft outlets, art gallery and has become an ever-evolving destination in South Leicestershire over recent years. For more extensive amenities, there is the nearby medieval market town of Market Harborough which has superb shopping with independent boutiques, a theatre, leisure centre, Waitrose, bars, and restaurants.

Transportation links are excellent, with both Leicester and Market Harborough easily accessed by car and train stations being within easy driving distance, providing a regular service to London St. Pancras from 55 minutes. The M1 and M6 are a short distance away, giving access to London as well as Birmingham and East Midlands airports.







## THE PROPERTY

Entering the property, the Entrance Hall, with solid wood floor, gives way to the Kitchen and is open-plan to the Living/Dining Room. The Kitchen is fully fitted, with eye and base level units, integrated double oven, dishwasher and washing machine.

The Living/Dining Room is a wonderful space, with open-plan access from the kitchen, space for Dining area, French doors opening directly onto the garden and solid wood floor.

A WC completes the ground floor accommodation.

The first-floor landing gives way to two lovely Double Bedroom, one to the rear with Juliet balcony that is currently used as a second reception room. A well-fitted Family Bathroom services these two rooms, and the staircase continues to the second floor.

Two further Double Bedrooms to the second-floor, both with fitted wardrobes, are served by a Shower Room accessed via the rear bedroom and independently via the landing.





## OUTSIDE

To the rear of the property is a well presented, larger than average enclosed garden that faces West, with patio area and lawn.

A pedestrian gate leads to the rear of the property and to the single garage with up and over door.

## LOCAL AUTHORITY

Harborough District Council 01858 828282

## COUNCIL TAX

Band D

## EPC

Rating B

## VIEWINGS

Viewing by prior appointment with McCALLUM MARSH - call Market Harborough on **01858 463747**.



21 Dairy Way, Kibworth  
 Approximate Gross Internal Area  
 Main House = 125 sq.m/1346 sq.ft  
 Garage = 14 sq.m/156 sq.ft  
 Total = 139 sq.m/1502 sq.ft

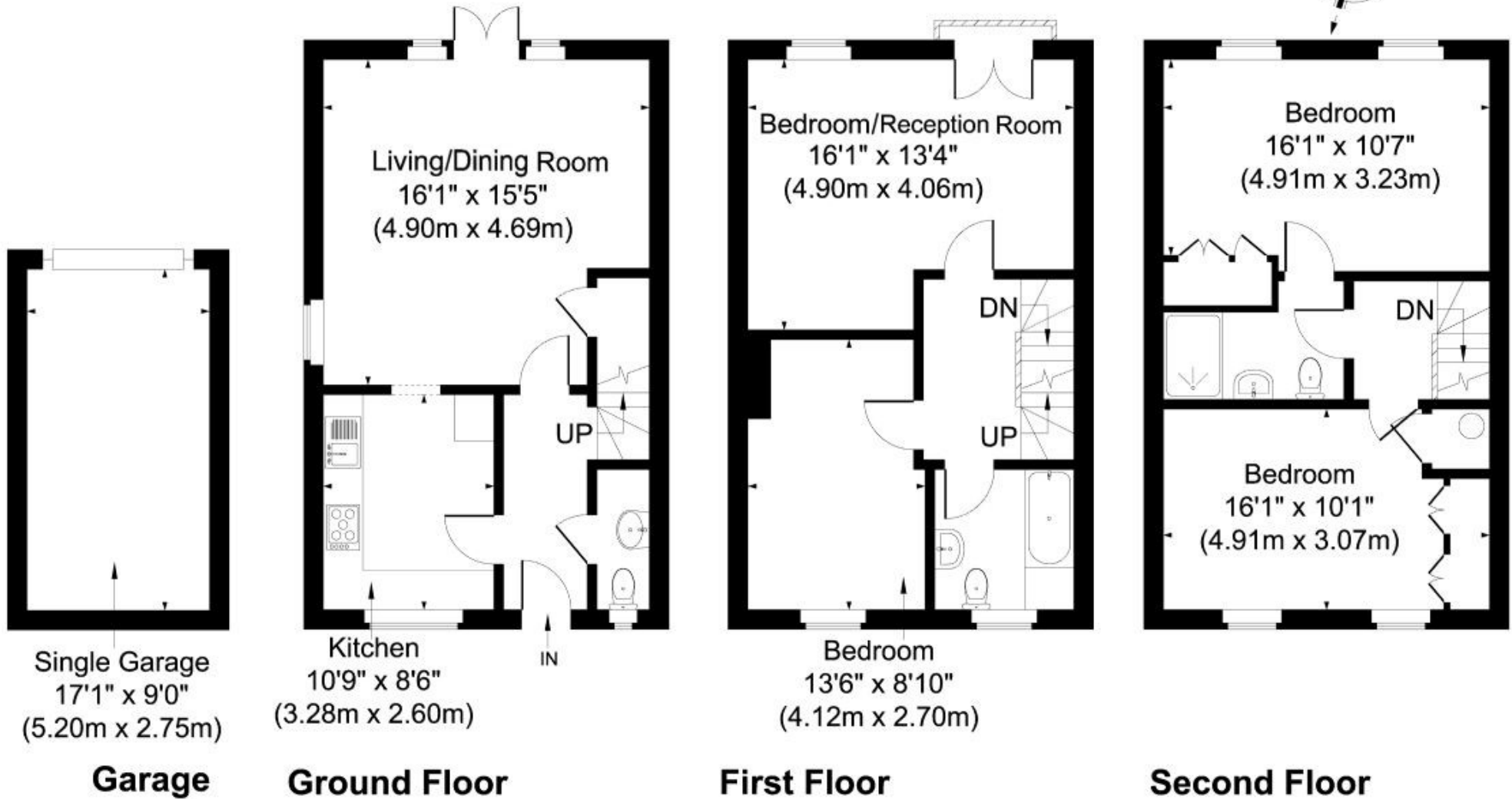
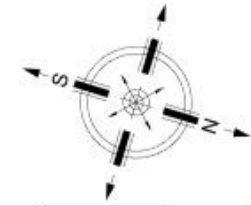


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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 Tur Langton  
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**IMPORTANT NOTICES**

Whilst every care has been taken in the preparation of these particulars, all parties should note: i The description and photographs are for guidance only and are not a complete representation of the property. ii Plans are not to scale; are for guidance only and do not form part of the contract. iii Services and any appliances referred to have not been tested and cannot be verified as being in working order. iv No survey of any part of the property has been carried out by the Vendor or McCallum Marsh. v Measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres; an approximate Imperial equivalent is also given. vi Only those items referred to in the text of these particulars are included. vii Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.



