

ROSE YARD

KIBWORTH HARCOURT, LEICESTERSHIRE



JAMES
SELICKS

Rose Yard

Kibworth Harcourt,
Leicestershire

From clear architectural lines, to floor to ceiling, rear windows to the smart studio in your rear courtyard garden, this is a designer's dream. This stylish, open plan two bedroom townhouse is ideal for budding creatives, designers, architects or those simply wishing to live in Kibworth Harcourt and enjoy all it has to offer.

Unique select development | 24ft open plan kitchen, sitting/dining | Underfloor heating to ground floor | Two double bedrooms | Contemporary bathroom | Two allocated parking spaces | 2.1m x 2.1m larch clad smart studio with veranda |

ACCOMMODATION

Sit within the unique and select Rose (Yard) & Crown (House) development in the highly sought after Kibworth Harcourt parish, you will know you are on to something special before you step in through the front door. Combining modern luxury living with sensitivities to its historic past as a coaching inn and stables yard.

Step through into the welcoming hall with herringbone parquet-style laminate flooring and feel the warmth of the underfloor heating as you kick off your shoes. . Crittal-style windows allow for lots of natural light. While the stairs beckon you up you will notice the space in the guest cloakroom ahead of you. Step through to your right and smile as you take in the modern, custom design kitchen and open plan living space before you. This is the place to entertain. This is the place to cook and taste. This is the place to relax and unwind. This is the place you could call home. Floor to ceiling Crittal-style doors and windows complemented by a window to the side and window at the front flood the space with natural light. Integrated appliances include combi oven/microwave, induction hob, dishwasher and fridge.

While a cleverly thought out breakfast bar gives you the chance to grab breakfast on the go in the week, or the ideal spot for a cuppa and catch up with friends.

Upstairs the light, bright landing includes a walk-in, lit storage cupboard and leads to two double bedrooms both with recesses to accommodate fitted robes should you wish. The front having two windows and further deep recess. The bathroom feels sleek and modern owing to the contemporary, high spec, sanitary ware which includes bath with tropical rain shower over, wash hand basin with vanity unit under and the low-level WC. A little sanctuary for pampering and relaxing.

OUTSIDE

The landscaped and low maintenance rear courtyard garden ideal for relaxing and unwinding with minimal effort. Perfect given the open spaces, parks including Jubilee Green, Kibworth Rec, Warwick Road Rec, Smeeton Road Park and abundance of country walks nearby, should you wish to stretch your legs. Access can be gained via the rear gate from your allocated parking spaces, which is handy for the bins too, that are tucked discreetly out of sight.

LOCATION

Kibworth is a hugely popular south Leicestershire village, comprising two parishes Harcourt and Beauchamp, situated between Leicester and Market Harborough, and is of significant historical interest. The village showcases local shops, supermarket, a busy high street and an excellent range of pubs, restaurants and cafes including The Swan, Boboli, The Lighthouse and Kibworth Deli as well as butchers Bridge 67.

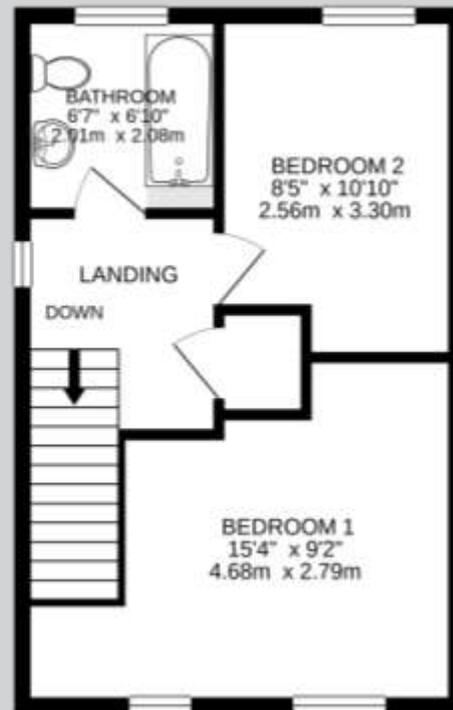
DIRECTIONAL NOTE

From Market Harborough town centre proceed north along Leicester Road (B6047). At the McDonalds/ Foxton Locks roundabout take first exit left along A6 towards Leicester and Kibworth. Proceed along A6 as you enter Kibworth and once you pass the Coach & Horses Inn you will see the property on the right.





Ground floor approx. = 36.1 Sq.M / 389 Sq. Ft
 First floor approx. = 34.6 Sq M / 372 Sq. Ft
 Total approx. = 70.7 Sq M / 761 Sq. Ft



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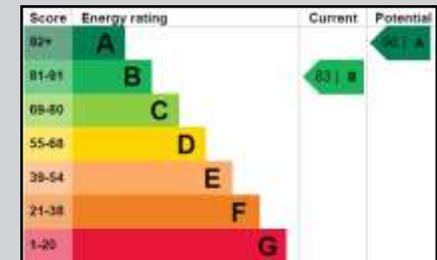


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Measurements and Other Information

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.

SPECIAL NOTE

Smart Studio: A 2.1m x 2.1m modular garden room/studio, part of the Affinity range from Smart Studio with portico covered entrance and verandah, vertical panelled larch exterior, hidden roof, LED downlights, both interior and exterior, double glazed windows and door to rear leading to a private, enclosed, artificial lawned sun lounging spot. The ideal place for working from home, whether you are a creative, designer, or wish to receive clients away from the house.