

26 Brookfield Way,  
Kibworth Beauchamp,  
LE8 0SA



## GENERAL

A superb family house with a beautifully styled interior. 26 Brookfield Way has been significantly improved by the present owners who have most notably added a wonderful extension, creating a sensational open plan living kitchen. The well planned accommodation also includes on the ground floor, a sitting room with log burner and bifold doors opening onto the garden, a home office and cloakroom. On the first floor, there are four double bedrooms and a luxurious bathroom. Outside, there are pretty mature gardens which are very well screened particularly over the Summer months. Outside to the front, there is a good sized parking area and a single garage.



## LOCATION

The property is located in the highly regarded village of Kibworth Beauchamp. There is an excellent range of facilities including two health centres, dentists, churches, village hall and the "Kibworth Hub", public transport, shops, restaurants, sports clubs (eg. tennis, football, cricket, golf and bowls), Nurseries and Pre-Schools, a Primary School and High School. The village is also within easy reach of some of South Leicestershire's most attractive countryside. There are more comprehensive amenities in Market Harborough to the South and Leicester to the North and mainline train services are available from both of these locations. The journey time from Market Harborough station to London St Pancras International is approximately one hour on the fast services.

## THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

## RECEPTION HALL

A magnificent introduction to the house with oak boarded floor, stairs rising to first floor, central heating radiator in lattice work cover. Door to cloakroom and double doors into the sitting room.

## CLOAKROOM

Contemporary floating wash hand basin on vanity unit, low flush lavatory, vintage style central heating radiator.

## SITTING ROOM

22'5" x 12'4" max

The sitting room is a charming room, with oak parquet flooring. There is a fireplace housing a contemporary wood burning stove with heavy oak timber over and bespoke media wall with display shelving and storage cupboards.

Bi-fold doors open into the garden and double doors open into the hall. Two central heating radiators.

## HOME OFFICE

16'10" x 8'5"

A lovely room which would work well as either a formal dining room or playroom. There is a wood effect laminate floor and two central heating radiators.

## LIVING KITCHEN

The living kitchen is a wonderful open plan living space perfect for contemporary family life.

## KITCHEN AREA

18'0" x 11'0"

The kitchen is fitted with a generous and traditional range of hand painted base and wall units with heavy hardwood work surfaces over and an inset Belfast style sink. The units are fitted around the "Smeg" Range style cooker with extractor over and there is also an integrated dishwasher.

Opening directly into the living area.

## LIVING AREA

27'5" x 12'6"

A sensational space which really has that "WOW" factor. There is a vaulted full height ceiling with some interesting exposed timbers and three roof lights which give a tremendous feeling of space. There are french doors opening onto a decked area and a further french door opens onto the patio. Fashionable chrome switches and plugs. Central heating radiators. Door to the single garage.

## ON THE FIRST FLOOR

Stairs rise from the reception hall to the first floor landing.

## FIRST FLOOR LANDING

Opening off the landing are the bedrooms and a luxurious bathroom.

## PRINCIPAL BEDROOM

15'9" x 10'5"

A pretty bedroom with timber boarded floor, coving to ceiling, built in wardrobe and central heating radiator.

## BEDROOM TWO

11'9" x 10'6"

Overlooking the rear garden. Built in wardrobe, coving to ceiling, laminate finish to floor. Central heating radiator.

## BEDROOM THREE

10'4" x 9'0"

With a timber laminate finish to floor, built in wardrobe. Central heating radiator.

## BEDROOM FOUR

9'0" x 8'5"

Overlooking rear garden. Central heating radiator in lattice-work box. Built in wardrobe.

## BATHROOM



With an electric roller shutter door and a mezzanine storage area. Plumbing for a washing machine.



Harborough D.C. Tax Band E











| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 70                      | 79        |
|                                             | EU Directive 2002/91/EC |           |

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