



# 10 Kimberley Street

Kibworth Beauchamp, Leicester, LE8 0HT

Asking Price £260,000

Step into this charming and spacious cottage, bursting with character and nestled in the heart of the sought-after Kibworth Beauchamp village. As you enter through the open storm porch, you are greeted by a welcoming hallway adorned with Minton tiled flooring and a staircase leading to the first floor, complete with a storage cupboard underneath. The lounge, situated at the front of the house, is a bright and airy space featuring a large bay window and a striking fireplace with a coal effect gas fire. The dining kitchen is a fantastic room equipped with a wide range of wall and base units, along with integrated appliances such as a dishwasher, electric cooker, gas hob, and extractor hood. Two windows overlook the rear garden, while a door leads to a utility room that connects to a cloakroom with a modern white suite and an external door to the garden. Upstairs, you'll find two double bedrooms, a single bedroom, and a family bathroom with a contemporary white suite. The front of the property boasts a block-paved driveway, while the lovely rear garden offers a patio area leading to a lawn and a pathway to the shed.

- No chain
- Three bedroom terraced home
- Ideal location
- Cloakroom and utility
- Period Home
- must be seen

### Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.



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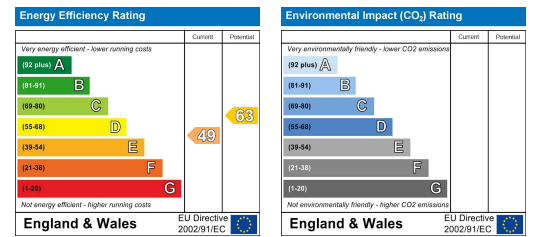
## Floor Plan



## Area Map



## Energy Efficiency Graph



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