



**“Phoenix House”**



Phoenix House  
Leicester Road  
Kibworth Harcourt  
Leicester  
LE8 0NP



## “Phoenix House”

Situated in the popular Kibworth Harcourt with rolling countryside views, Phoenix House is a stunning, refurbished former Victorian Coach House, set in approximately 0.31 acres and boasting four double bedrooms, a converted garage, a swimming pool and with planning permission to extend!





## Property Highlights

Full planning permission has been granted for the demolition of the existing outbuildings and the erection of a one and a half storey extension and the renovation of the existing pool building. Planning application through Harborough District Council (22/00916/FUL).

Located within Kibworth Harcourt with a wide range of amenities, primary and secondary schools, pubs, restaurants and providing easy driving links via the A6 to Market Harborough and Leicester. Both offer links into London St Pancras within an hour, and Leicester Grammar School is also just a short drive away in Great Glen.

Entrance through the solid timber front door leading into the inviting entrance hall with solid timber flooring, access to the guest WC and stairs flow up to the first-floor landing with a stair runner.

Guest WC comprising continued solid timber flooring and a white two-piece suite.

Beautifully decorated living room featuring solid timber flooring, French doors opening out to a raised patio, an additional side window injecting natural light and an open fireplace with a slate hearth.



## Property Highlights

Modern and stylish kitchen/dining room comprising a mixture of solid timber flooring in the dining area and ceramic tiles in the kitchen area, and a door out to the garden. The kitchen comprises a host of eye and base level fitted units, white granite work surfaces, an inset composite sink, a Bosch electric oven, a Bosch four ring electric hob, an integrated dishwasher, full-height larder fridge, freezer and access to the pantry and utility room.

First floor landing with beautiful, exposed beams, access to the attic via a hatch and a front aspect window injecting natural light.

Beautifully presented main bedroom with a full-height window offering gorgeous views over the rolling Leicestershire countryside. A Velux window brings in additional natural light and a host of fitted wardrobes provide additional storage. The en suite comprises attractive LVT flooring and a white three-piece suite to include a low-level WC, a panel enclosed bath with an electric shower over and a wash hand basin set on a timber vanity unit.

Three further bedrooms, all of which are double in size with exposed timber beams and the fourth bedroom benefitting from a fitted storage cupboard.

Modern family bathroom comprising polished tiled flooring, a chrome heated towel rail and a white three-piece suite to include a low-level WC, a vanity enclosed wash hand basin and a panel enclosed bath with an electric shower over and central bath taps.



## Property Highlights

Fantastic swimming pool complex with a 10m x 5m swimming pool with a diving board and easy access steps, a wall of glass sliding doors and washing/changing facilities. The facilities include a WC, a shower and a sauna

The garage has been converted into a fantastic gym with porcelain tiled flooring, timber bi-folding doors and LED ceiling spotlights. The room offers the perfect space to also be utilised as a playroom, music room, home office or even a place for guests to stay.

Brick built storeroom with a traditional quarry tiled door, vaulted ceiling and a window overlooking the rolling Leicestershire countryside.





## Outside

Set within approximately 0.31 of an acre, the property benefits from a gravelled driveway flowing through two impressive iron gates and opening through to spacious parking for over six cars if required. A cobbled courtyard provides the perfect space to sit out and entertain with friends and family and the courtyard flows directly into the gym. The gravelled driveway flows down past the brick store and opens to a raised patio, neatly tucked away to provide stunning views over the countryside and offering a fantastic degree of privacy. The remaining garden is a generous and well-maintained lawn area, with mature trees lining the border and at the rear is access to the swimming pool complex.

## Measurements

### Living Room

5.11m x 4.57m (16'9" x 15'0")  
max

### Kitchen/Dining Room

6.38m x 5.11m (20'11" x 16'9")  
max

### Utility

1.88m x 1.24m (6'2" x 4'1")

### Pantry

1.24m x 0.97m (4'1" x 3'2")

### Main Bedroom

4.67m x 4.17m (15'4" x 13'8")  
max

### En Suite

3.71m x 1.88m (12'2" x 6'2") max

### Bedroom Two

3.23m x 3.2m (10'7" x 10'6")

### Bedroom Three

3.23m x 2.95m (10'7" x 9'8")

### Bedroom Four

3.25m x 2.82m (10'8" x 9'3")

### Bathroom

3.07m x 1.85m (10'1" x 6'1") max

### Gym

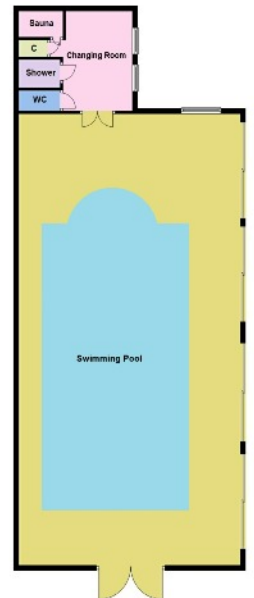
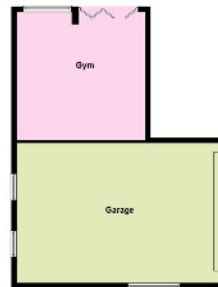
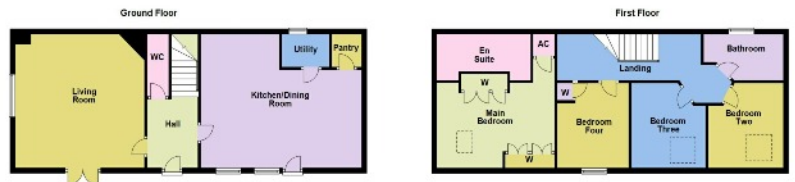
5.03m x 4.9m (16'6" x 16'1")

### Garage

8.1m x 5.36m (26'7" x 17'7")

### Store

4.72m x 4.22m (15'6" x 13'10")



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

63 High Street, Market Harborough,  
Leicestershire, LE16 7AF

Sales (01858) 410400

email: [marketharboroughsales@hendersonconnellan.co.uk](mailto:marketharboroughsales@hendersonconnellan.co.uk)

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