



6 Main Street, Kirkby Mallory, LE9 7QB

£1,110



***With proximity to the road and previous accidents, we advise that for safety, no pets are considered at this property ***

RH Homes and Property are offering to let this excellent sized three bedroom cottage home situated on enviable plot offering deceptively spacious accommodation with mature and established gardens in the desirable village of Kirkby Mallory. The home comprises Entrance Hall, Lounge with feature fireplace and wood burner, Downstairs WC, Sitting Room with feature fireplace, Dining Room also with feature fireplace, Kitchen, Laundry Room, Landing, Two good sized double Bedrooms and a further good sized single, Family Bathroom with a four piece suite and sauna cubicle. The property has double glazed windows and oil central heating boiler, off road parking via the side and rear access and a share of the rear storage barn. This home must be viewed internally and externally to fully appreciate the character, size and quality.

Unfurnished - Available for occupancy from 28th May onward.

Council Tax - D

Entrance Hall

Lounge

Downstairs WC

Sitting Room

Dining Room

Kitchen

Utility Area

Landing

Bedroom One

Bedroom Two

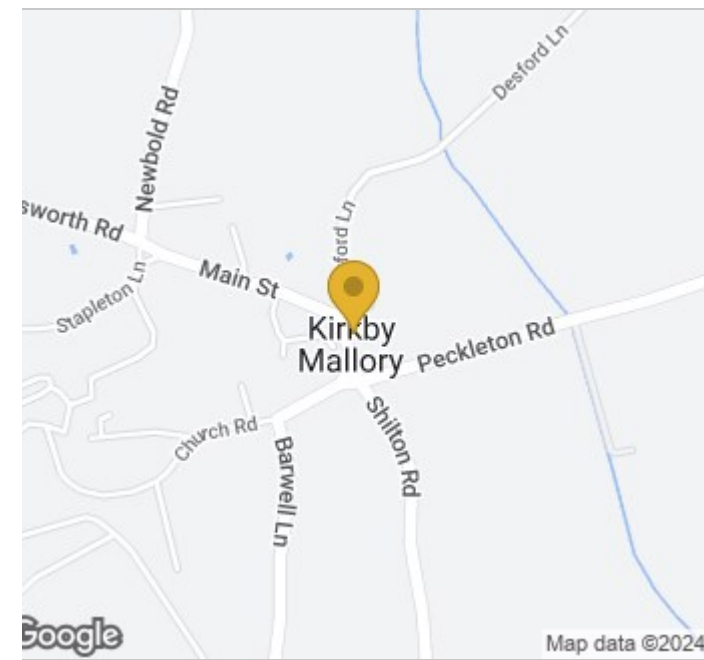
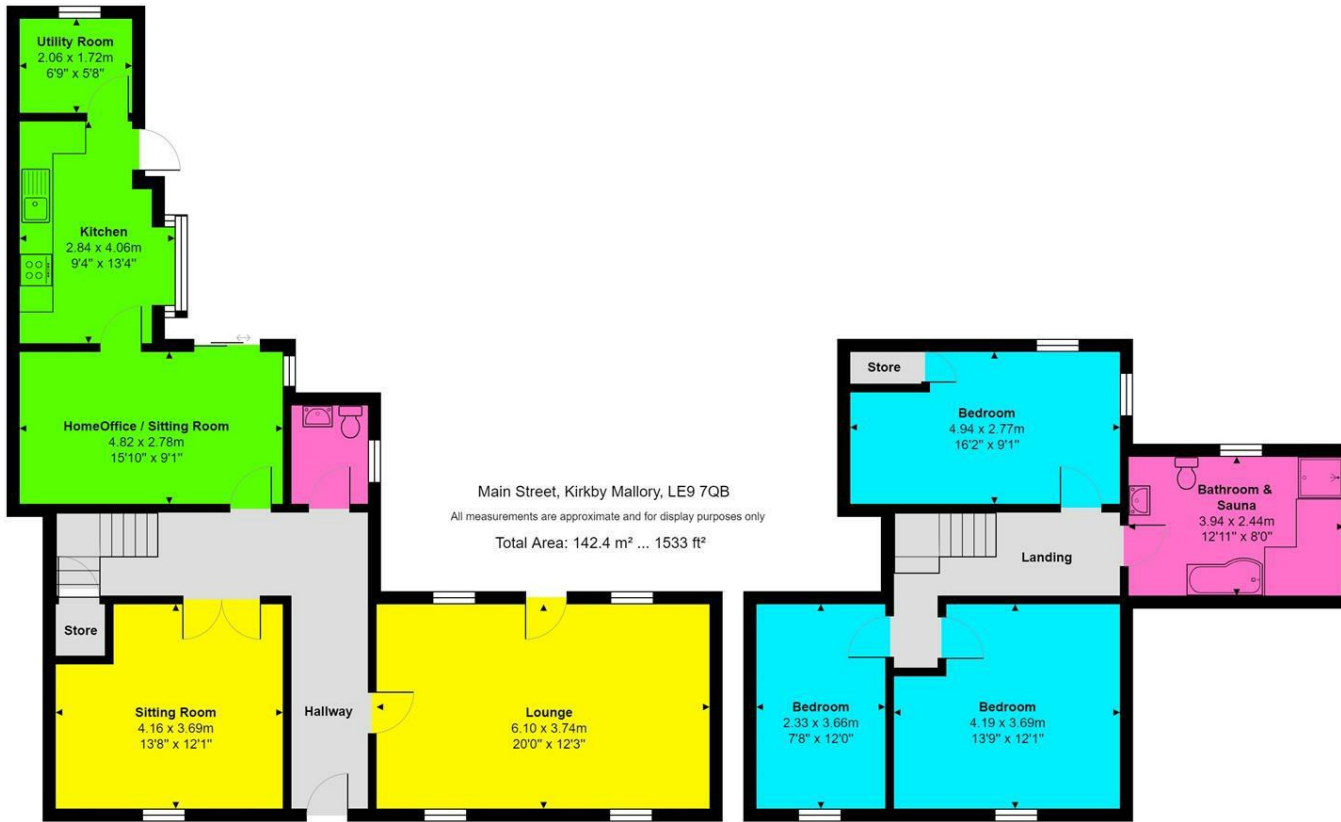
Bedroom Three

Family Bathroom

Rear Courtyard, Garden & Storage Barn







Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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	EU Directive 2002/91/EC	

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