



13 Church Road, Kirkby Mallory, LE9 7QE
£280,000



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*** RH Homes and Property are excited to offer this really well presented three bedroom good sized townhouse situated in a popular village with good access to road networks and commuter routes of the A5, A42, M42, M69 & M1/M6. The home comprises an Entrance Porch & Reception Hall, Lounge, Dining Area, Breakfast Kitchen, First Floor Landing, Three Double Bedrooms and Shower Room. It has double width parking to the frontage, and then a Garage (In a block) and further space to the rear. There are attractive rear gardens. Electric heating and UPVC double glazing. A highlight of this property and of the village are a pass for events at the nearby Mallory Park.

Council Tax - B

Entrance Porch

With a part glazed composite door to the frontage and glazed side panelling, ceramic tiled flooring.

Reception Hall

With a door to the frontage from the Porch, two useful store cupboards, electric radiator, and wooden flooring.

Lounge

15'9 x 12'7 (4.80m x 3.84m)
UPVC double glazed window to the front elevation, an electric fire set in a modern fireplace, and electric radiator.

Dining Room

9'6 x 8'11 (2.90m x 2.72m)
With internal double french doors leading through to the kitchen. electric radiator, and serving hatch.

Kitchen & Family Room

19'0 x 17'10
This room has both a UPVC double glazed window and twin UPVC french doors to the rear overlooking the gardens. This well presented and refitted Breakfast Kitchen offers an excellent range of modern wall and base level units and drawers and a central island, the island has a breakfast bar to one side, and has ever useful pop up electric plug sockets at either end, there is a double width hob and double oven with a hood over, plus integrated tumble dryer, washing machine and fridge, and then microwave and plate shelving and racking. ceramic tiled flooring, and electric radiator.

Landing

With loft access hatch, airing cupboard and access off to :





Bedroom One

13'1 x 12'7 to rear of robes (3.99m x 3.84m to rear of robes)
UPVC double glazed window to the front elevation, a range of fitted wardrobes set along one wall, and electric radiator.

Bedroom Two

12'8 x 12'6 to rear of robes (3.86m x 3.81m to rear of robes)
UPVC double glazed window to the rear aspect, and a range of fitted wardrobes along one wall.

Bedroom Three

10'0 x 7'0 overall (3.05m x 2.13m overall)
UPVC double glazed window to the front elevation, and electric radiator.



Shower Room

7'7 x 6'8 (2.31m x 2.03m)
Having an attractive fitted three piece white suite comprising a low level w.c and wash hand basin set in a full width vanity unit, and a shower in a shower cubicle, with a heated chrome style towel rail, ceramic tiled walls and flooring, and a UPVC double glazed window to the rear elevation.

Garage

There is a Garage in a block at the rear of the properties. With a refitted up and over door.

Outside

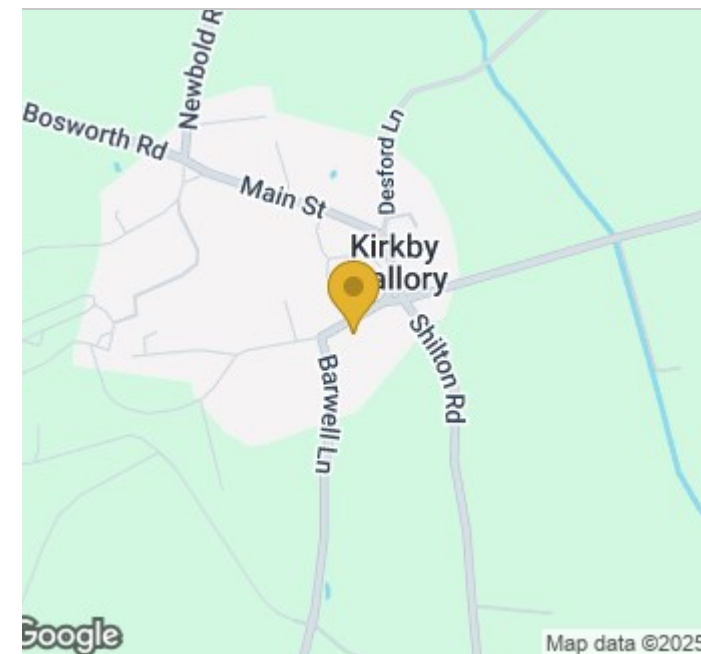
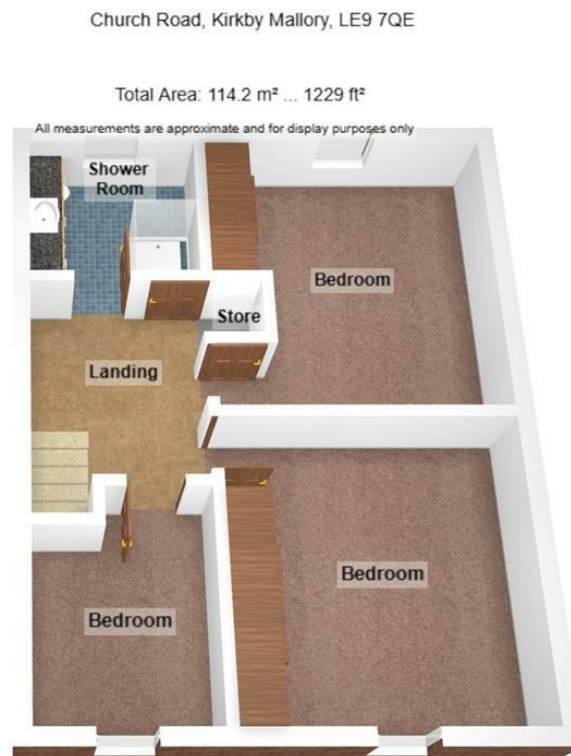
Having double width parking to the frontage, also with well stocked flower and shrubbery borders.

There is also a SINGLE GARAGE IN A BLOCK, with a space in front, to the rear of the house, with access to the garages shared with the other neighbours.

The rear gardens are an attractively landscaped and maintained feature, with a pergola area adjacent to the rear of the house, and a paved and pebbled patio offering an outlook across a pond, there are again well stocked flower and shrub arrangements, with a timber shed towards the bottom of the garden, and a gated access out to the Garage located to the rear.

Viewing is recommended to enjoy the staging, and outlook from the garden.





Leaving Hinckley along the A447 Northbound, proceed through the village of Stapleton, and then take a right turning towards Kirkby Mallory along the Bosworth Road, upon entering the village take a right turn onto Church Road where the house is situated on the left hand side easily identified by the RH Homes And Property for sale board. LE9 7QE.

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 firms 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		
(82 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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