



# Chantry Court

## Kirby Bellars

- Stunning two double bedroom bungalow
- Large dual-aspect living room
- Open plan kitchen/diner with integrated appliances
- Two spacious bedrooms, dressing area and en suite to main
- Independantly controlled underfloor heating throughout
- Enclosed garden with seating terrace
- Off-road parking for two vehicles
- Located in the sought after Kirby Bellars
- EPC Rating B / Council Tax Band D / Freehold

### General Description

Alexanders offer to the market this attractive and larger than average two bedroom, two bathroom exceptionally appointed detached bungalow boasting an impressive floor area of over 1,000 square feet.

Constructed in 2023 by highly regarded local developers Woodgate Homes, the property benefits from the remainder of a 10 year builders warranty. Situated within an exclusive courtyard style development of just three premium homes positioned on Main Street, Kirby Bellars. Surrounded by beautiful countryside, this unique home is nothing short of impressive.

### Accommodation

Internally, the property offers an abundance of modern, open-plan living accommodation briefly comprising: Entrance hall, stunning dual-aspect living room, bespoke kitchen/diner, main bedroom with dressing room and en suite shower room, second bedroom, family bathroom and useful cloaks cupboard/utility area. The kitchen is equipped with modern soft-close cabinets, oak worktops, a central island with an undermount Belfast sink and mixer tap over. Integrated Lamona appliances include fridge freezer, dishwasher, microwave, oven, four ring electric hob with extractor over. Other features of the property include: durable karndean flooring and gas zoned underfloor heating throughout meaning you can control all rooms independantly, oak internal doors, porcelain tiles, fitted blinds, uPVC double glazing and recently installed external lighting and intruder alarm system.

### External

Externally, to the front of the property is parking for two vehicles side by side, further visitor spaces are available within the development. Surrounding the front are low maintenance gardens laid mostly to sandstone paving, decorative stone and shrubs. To the rear is a generous south facing garden laid mostly to lawn, with a large seating terrace and beautifully stocked borders.

### Location

The village is a pretty settlement, with numerous scenic walks, and also boasts excellent access to the nearby historic market charter town of Melton Mowbray. There is a public house in the village, and excellent road networks to Leicester, Nottingham and Loughborough. The train station in Melton Mowbray also has direct rail access to London, and there is a good choice of both state and independent schooling options including Ratcliffe College and the endowed schools in Loughborough.



### Management Costs

The new owner will be a director of a management company with the other two property owners for maintenance purposes. We have been advised there is a monthly electricity fee for operating the pumping station, which is approximately £6.80 per household, each household also contributes £120 annual service charge for the pumping station.

### Method of Sale

The property is offered for sale by Private Treaty.

### Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Tenure

The property is being sold freehold with vacant possession upon completion.

### Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band D.

### Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

### Services

The property is connected to mains gas, electricity and water. The property is serviced by gas zoned underfloor heating throughout. Drainage is converted via pumping station.

Please note that none of the services, systems or appliances, including: heating, plumbing, and electrics, have been tested by the selling agents.

### Public Rights of Way, Wayleaves & Easements

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

### Technical Information

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

### Plans and Boundaries

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

### Money Laundering

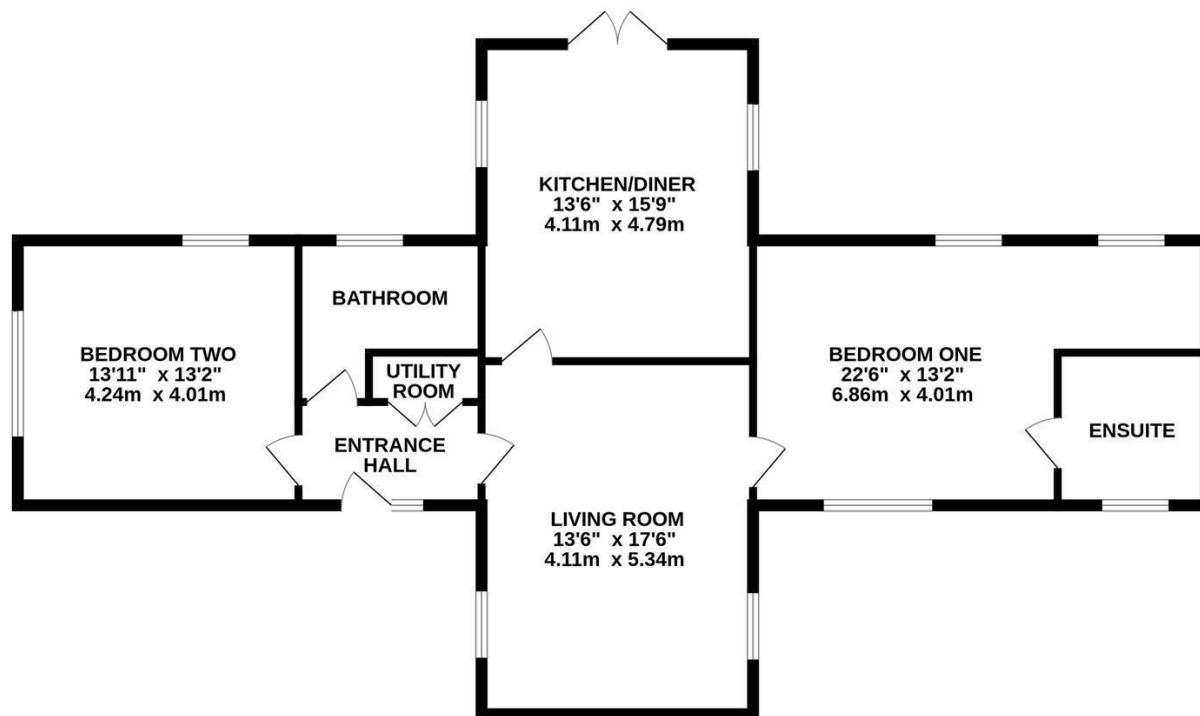
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

### General Note

These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



GROUND FLOOR  
1046 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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