



## Chantry Court, Kirby Bellars

Spacious two bedroom detached bungalow nestled in the peaceful village of Kirby Bellars. This two bedroom home benefits from zoned underfloor heating throughout.



### FEATURES

- Exclusive Courtyard-Style Development
- Spacious Detached Bungalow
- Luxurious Master Suite
- Modern Kitchen-Diner
- Zoned Underfloor Heating
- Double Glazed Throughout
- Beautifully Landscaped Garden
- Ample Off-Street Parking



## ACCOMMODATION

This spacious, two bedroom detached bungalow offers bright and airy living spaces that create a sense of openness throughout.

This home benefits from Oak internal doors, double glazing, zoned underfloor heating throughout and comprises of: entrance hall, utility cupboard, kitchen-diner, lounge, bathroom, two double bedrooms, and an ensuite shower room.

Entering the property through the accessible accessed front door, the hallway boasts durable Karndean flooring which continues throughout the ground floor, through the hallway and into the spacious lounge which is flooded with natural light through dual aspect windows and offers double aspect views across open countryside.

To the rear of the property and opening out onto the south facing rear garden is a fantastic Kitchen/Diner. A stylish and functional space with French doors opening to a sandstone patio—perfect for indoor-outdoor living and again boasting double aspect views.

The kitchen is equipped with modern soft-close cabinets, oak worktops, a central island with an undermount Belfast sink and mixer tap, and integrated Lamona appliances, including a dishwasher, fridge-freezer, microwave, oven, hob, and extractor. Dual-aspect windows with fitted blinds flood the room with light.

Additional features include LED ceiling spotlights, pendant lights above the island, zoned underfloor heating, a TV point, and rear garden lighting controls.

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## EXTERNAL

The property boasts two spacious, double bedrooms. The master bedroom features dual-aspect windows, offering double aspect and open countryside views, Karndean flooring, a dressing area, TV point, two-way light switches and access to the ensuite which includes a large walk-in shower with a waterfall head and riser, low flush WC, vanity basin unit, heated towel rail, LED lighting, shaver socket, timed extractor fan, porcelain tiled walls and floor, and an obscure glazed window.

Bedroom two is a spacious double room with double aspect views and a loft hatch with a pull-down ladder leading to a lit and insulated attic space. The second bedroom is serviced by the adjacent family bathroom which features a tiled bath with a waterfall showerhead and riser, glazed screen, low flush WC, heated towel rail, and vanity unit with basin. The room is completed with LED lighting, a shaver socket, porcelain tiled walls, tiled flooring, and an obscure glazed window.

Part of an exclusive courtyard-style development, the property has a shared tarmac driveway with designated off-road parking. The frontage is landscaped with gravel beds and shrubs, and there is gated access to the rear garden.

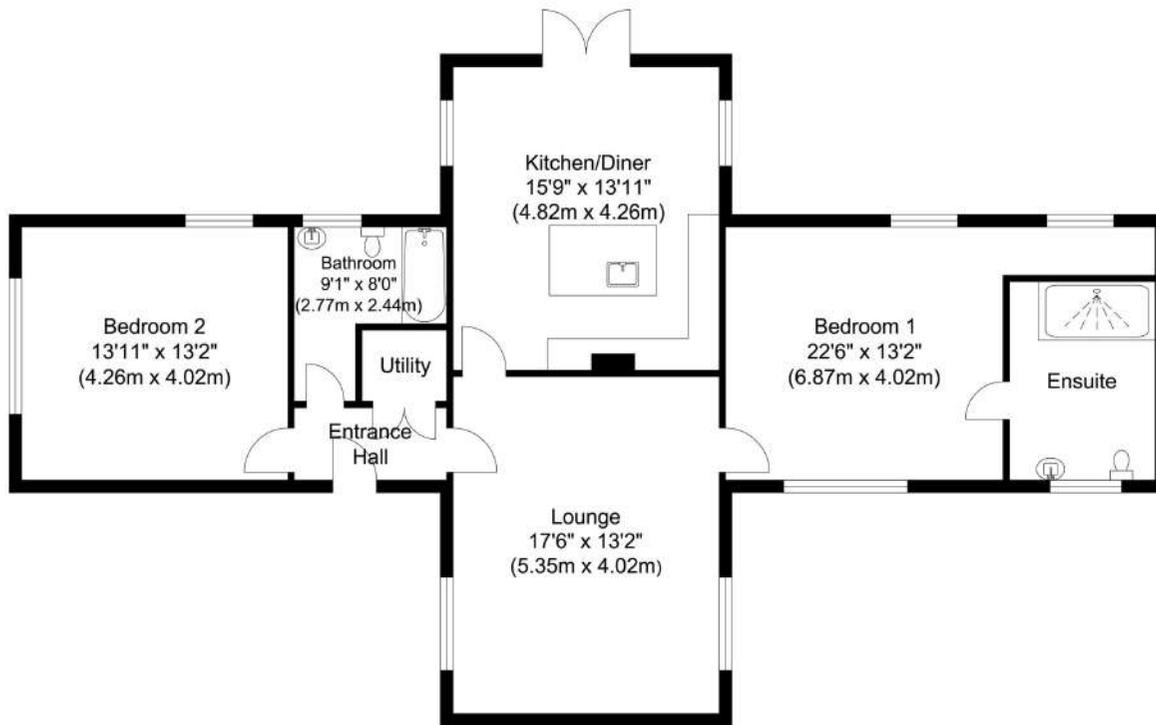
The private, south-facing garden is thoughtfully landscaped with a sandstone patio, lawn, raised flower beds, and established planting. There are electrical sockets, a water tap, courtesy lighting, a potting shed, and wood panel fencing enclosing the space.

The location provides convenient commuter access to Leicester, Nottingham, and Loughborough.

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Ground Floor  
 Approximate Floor Area  
 1100.00 sq. ft  
 (102.20 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

**EPC RATING**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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