

FLOOR PLAN

DIMENSIONS

Entrance Hall

Open Plan Living Area  
31'6 x 12'9 (9.60m x 3.89m)

Study  
11'2 x 5'9 (3.40m x 1.75m)

Downstairs Cloakroom

Kitchen  
15'2 x 12'3 (4.62m x 3.73m)

Entertaining Area  
9'3 x 8'8 (2.82m x 2.64m)

Landing

Bedroom One  
12'10 x 14'1 (3.91m x 4.29m)

Dressing Room  
6'1 x 9'7 (1.85m x 2.92m)

En Suite

Bedroom Two  
11'9 x 10'3 (3.58m x 3.12m)

Bedroom Three  
10'3 x 10'3 (3.12m x 3.12m)

Bedroom Four  
9'9 x 9'9 (2.97m x 2.97m)

Bedroom Five  
7'7 x 11'11 (2.31m x 3.63m)

Family Bathroom



8 Church Road, Kirkby Mallory, Leicestershire, LE9 7QE  
Offers In Excess Of £550,000



# OVERVIEW

- Outstanding Detached Family Home
- Fabulous Village Location
- Impressive Entrance Hall
- Open Plan Living Area
- Study & Downstairs Cloakroom
- Beautiful Kitchen With Entertainment Area
- Five Double Bedrooms & Family Bathroom
- En Suite & Dressing Room To Primary
- Walled Garden, Driveway & Garage
- EER - D, Freehold, Tax Band - F

# LOCATION LOCATION....

Nestled on Church Road in Kirkby Mallory, this location offers a rare balance of village charm, community energy & practical convenience. You're just a short stroll from the Kirkby Mallory village hall, which hosts pop-up events, classes & local gatherings that bring neighbours together. A foodie's delight lies close by in 31 Mallory Bakery, a small artisan bakery praised for its sourdough breads, pastries & award-winning treats—residents often rave about queuing early to grab the last loaf. The famed Mallory Park racing circuit is also on your doorstep, lending local excitement & identity to the area. Families benefit from access to strong nearby school options and nurseries; local and catchment institutions serve a range of age groups. Open countryside, peaceful lanes & circular walking loops wind through the village, offering relaxing strolls past historic cottages, the 13th-century church & charming village scenery. The church & village hall means many daily needs are met within walking distance. In terms of transport, you're well-placed for journeying further afield: well-connected roads lead to Leicester and the wider Leicestershire network, and bus routes link you to neighbouring towns and city access points. With its village roots, lively community events, artisan bakery, heritage surroundings & proximity to motorsport thrills, Church Road in Kirkby Mallory is a place that feels both rooted and alive—a home you'll be proud to settle into.



# THE INSIDE STORY

A truly exceptional detached family home nestled in the picturesque village of Kirkby Mallory, this residence exudes elegance, warmth & timeless character throughout. A grand entrance hall welcomes you with striking Victorian tiled flooring, setting the perfect tone for the home's beautifully considered interiors. The heart of the home is an impressive open plan living area, where a charming lounge with bay window, window seat & an exposed fireplace with log burner creates a cosy yet sophisticated atmosphere. Steps rise to a stunning dining area with French doors that open onto the landscaped garden, effortlessly blending indoor & outdoor living. A dedicated study offers the ideal home office, while the tasteful kitchen features sleek gloss cabinetry, rich wooden worktops & high-quality integrated appliances including fridge freezer, dishwasher, cooker & induction hob. The adjoining entertainment area provides a versatile space for hosting family & friends. A downstairs cloakroom & underfloor heating throughout the ground floor enhance both comfort & style. Upstairs, the spacious landing leads to five generous double bedrooms, all with inbuilt wardrobes, combining practicality with elegance. The primary suite boasts its own dressing room & a beautifully appointed en suite shower room, creating a luxurious retreat. The family bathroom is equally impressive, with a free-standing bath & walk-in shower. Externally, the property offers a private driveway & garage to the front, while the landscaped walled garden at the rear is a true sanctuary—complete with patio & lawn, perfect for summer entertaining or quiet relaxation. This is a rare opportunity to acquire a home of distinction in a sought-after village setting, combining classic charm with modern living in a way that is truly exquisite. The home also benefits with a solar panel system (6kw) and battery (6kw) which was installed in 2022.

