



CHANTRY COURT, KIRBY BELLARS

Asking Price Of £450,000

Two Bedrooms

Freehold



DETACHED BUNGALOW

ICW BUILDING WARRANTY

99 M2/1100 SQ FEET

VILLAGE LOCATION

OFF ROAD PARKING

SOUTH FACING GARDEN

BUILT IN 2023

GOOD COMMUTER LINKS

COUNCIL TAX BAND D

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A deceptively spacious two-bedroom bungalow, boasting well-lit and airy rooms that provide an open and expansive feel. Located in the tranquil village of Kirby Bellars, approximately 3 miles from the town of Melton Mowbray with good commuter links to Leicester, Nottingham and Loughborough.

The property features zoned controlled underfloor heating throughout, including an entrance hall, utility cupboard, kitchen diner, lounge, bathroom, two bedrooms, and an ensuite shower room. Externally, the property boasts sensor-activated lighting on three sides, generous off-road parking, and a landscaped south-facing rear garden. For visitors, additional guest or overflow parking is available on shared communal land.



ENTRANCE HALL The entrance hall features a composite door, a light switch for the external front lighting, Karndean flooring, and an oak door leading to the utility cupboard. This cupboard contains plumbing for a washing machine, a wall-mounted Viessmann gas central heating boiler within its 7-year warranty, underfloor heating zone controls, an external stop tap, a consumer unit, and burglar alarm controls. Oak doors lead off to the following areas;

BATHROOM 8' 0" x 9' 1" (2.44m x 2.77m) Comprising of a tiled bath panel with a fixed waterfall shower head and shower riser with glazed shower screen, low flush WC, heated towel rail and a vanity unit wash hand basin. Obscure glazed window, LED lighting, electric shaver point, porcelain tiled walls and tiled flooring.

BEDROOM TWO 13' 11" x 13' 2" (4.26m x 4.02m) Featuring dual aspect windows, Karndean flooring, a hatch with an integrated ladder leading to an insulated loft space complete with lighting, and a TV point..

LOUNGE 13' 2" x 17' 6" (4.02m x 5.35m) Having dual aspect windows allowing plenty of natural light to fill the spacious reception room, Kardean flooring with zone controlled under floor heating and TV point.

KITCHEN/DINER 15' 9" x 13' 11" (4.82m x 4.26m) This modern open-plan kitchen diner features French doors that open onto a sandstone patio, creating an ideal space for entertaining. Additional dual-aspect windows with fitted roller blinds ensure the area is bathed in light. The kitchen boasts a contemporary range of wall and base units, including soft-close deep pan drawers with oak worktops, a pull-out cutlery drawer, and a corner shelving unit. A central island houses an undermount sink with a mixer tap. Integrated Lamona appliances include a dishwasher, fridge-freezer, microwave, eye-level single oven, electric hob, and extractor hood. Ceiling-mounted LED spotlights and two pendant downlights illuminate the central island, while Karndean flooring with zone-controlled heating, a TV point, and a light switch for the external rear lighting add to the kitchen's functionality.

BEDROOM ONE 13' 2" x 22' 6" (4.02m x 6.87m) Generous double bedroom having dual aspect windows, Kardean flooring, dressing area, TV point and oak door to the ensuite shower room.

ENSUITE 7' 7" x 7' 5" (2.32m x 2.28m) Comprising of a large walk-in shower cubicle with waterfall shower head and shower riser, low flush WC, vanity unit wash hand basin and a heated towel rail. Obscure glazed window, electric shaver point, LED lighting, timed extractor fan, porcelain tiled walls and flooring.

FRONT ASPECT Occupying an individual 'courtyard style' development having a shared tarmac driveway with off road parking adjacent to the bungalow with courtesy lighting, gravel beds planted with shrubs and gated access to the gardens.

REAR GARDEN Having been landscaped with a sandstone patio adjacent to the bungalow, garden tap and electrical sockets, courtesy lighting, formal lawn planted with shrub and trees to the border, garden shed, raised flower beds and wood panel fencing securing the boundary.

MANAGEMENT COSTS In a management company where all residents are directors, there is a monthly electricity fee for operating the pumping station, which is approximately £6.80 per household, and each household also pays a third of the annual service charge for the pumping station, amounting to about £120.00.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

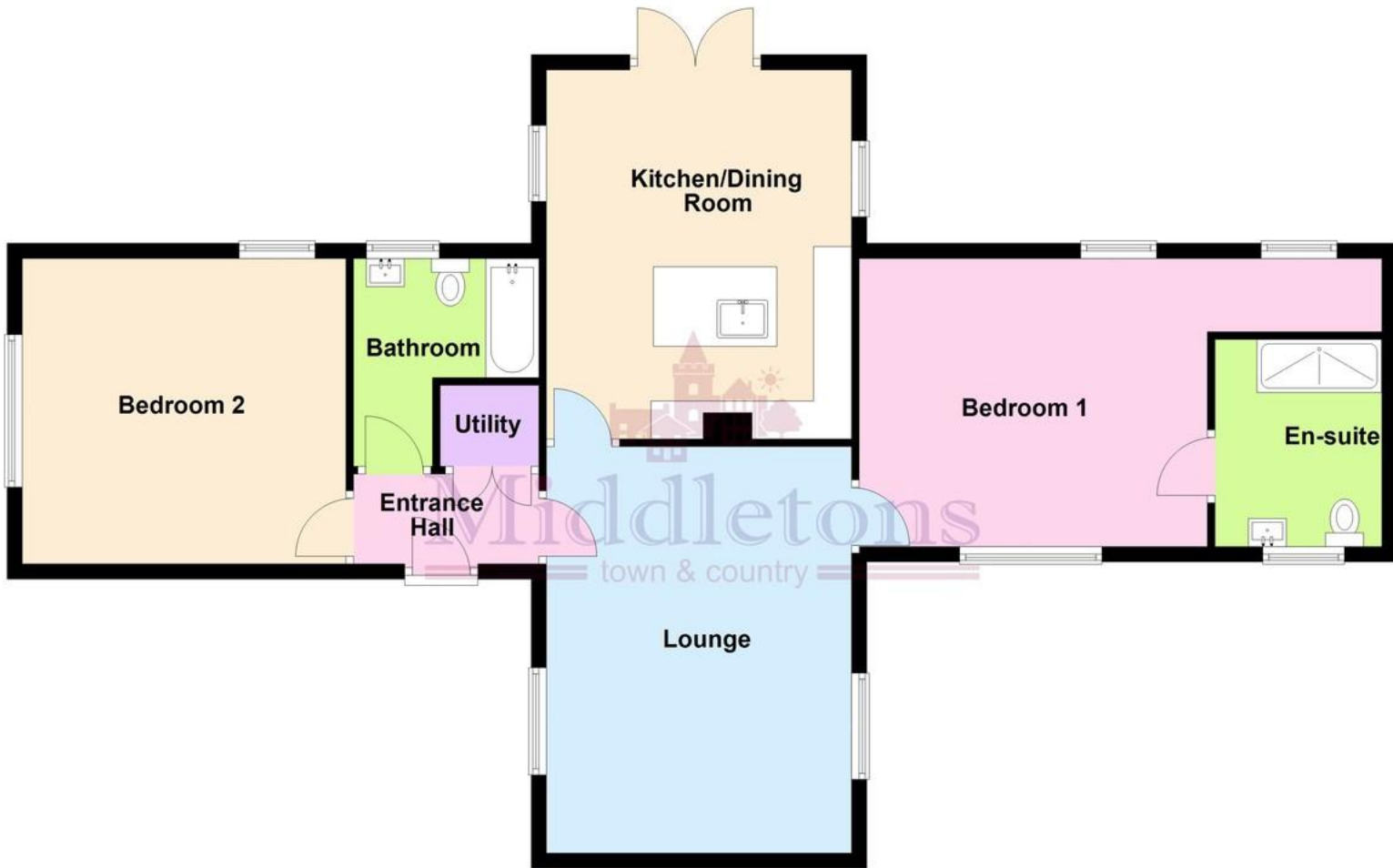
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Ground Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.