



8 Kirby Lane, Melton Mowbray, LE13 0BY

£799,500

 Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

**8 Kirby Lane
Melton Mowbray
LE13 0BY**

Welcome to Kirby Lane, a residence which embodies the perfect blend of exclusivity, functionality, and style, offering an extraordinary living experience in one of Melton Mowbray's most prestigious neighbourhoods. Book your tour today on this superb family home.





Description

In the exclusive setting of Kirby Lane, Melton Mowbray, this remarkable detached family home combines elegance, privacy, and spacious accommodation in a sought-after location. Set behind secure gated access, this property opens onto a generous driveway, providing ample off-road parking and leading to a double garage fitted with electric doors for added convenience. The landscaped gardens surrounding the home lend a sense of tranquillity and seclusion, ideal for those seeking a serene retreat while remaining close to local amenities.

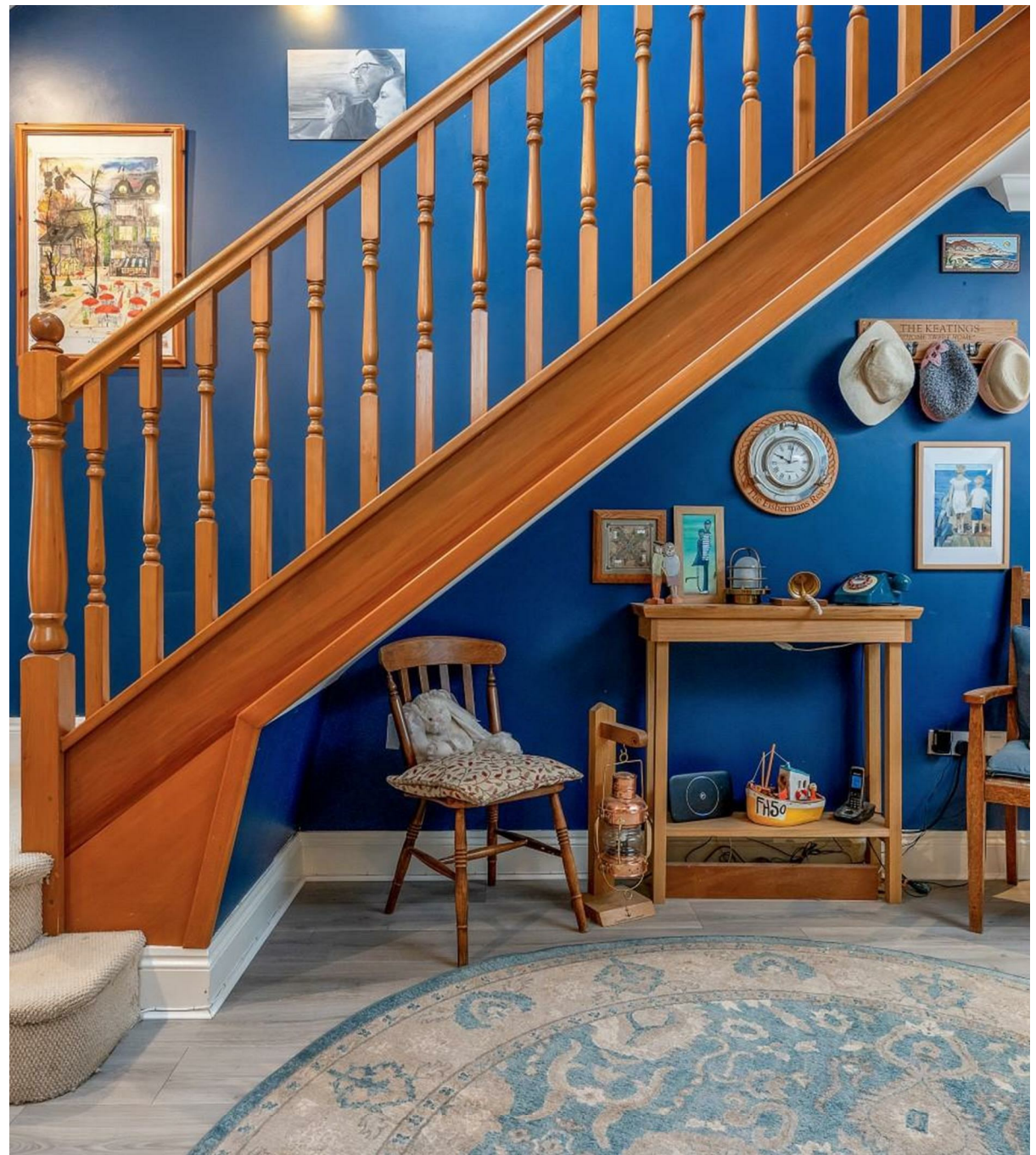
Entering through the welcoming reception foyer, you're immediately struck by the home's spacious and airy ambiance. This foyer flows into a central hallway that forms the heart of the ground floor, from which all main living areas are easily accessible. The ground floor's layout is carefully designed to offer both communal spaces for entertaining and private areas for quiet enjoyment.

To one side, the inviting living room is an ideal space for relaxation, featuring two windows that bathe the room in natural light. There is a separate family room behind the living room, adding versatility and giving access to the garden. The formal dining room provides an elegant setting for family dinners and special gatherings. From the dining room, double doors lead seamlessly into the expansive conservatory, creating a serene space that connects beautifully to the garden, ideal for year-round enjoyment and for bringing the outdoors in. The well-equipped kitchen boasts ample storage, modern appliances, and thoughtful workspaces, perfect for culinary endeavours. A separate utility room, conveniently located off the kitchen, provides additional functionality without disrupting the flow of the main living areas. Completing the ground floor is a quiet office space, ideal for remote work or study, offering a peaceful retreat from the busier parts of the home. The fifth bedroom is also located on this floor which benefits from an ensuite bathroom, ensuring comfort and privacy, while a separate WC serves this level, catering to both residents and guests alike.

Ascending to the first floor, the home continues to impress with four further double bedrooms, each thoughtfully designed for both comfort and practicality. The primary bedroom is a true sanctuary, featuring a private ensuite bathroom and a spacious walk-in wardrobe. This suite is designed for relaxation and luxury, providing an intimate retreat within the home. The remaining three bedrooms are well-proportioned and share a modern family bathroom, providing ample facilities for a growing family. Additionally, a useful storage area off one of the bedrooms offers practical space for seasonal items or extra belongings.

Surrounding the property, beautifully landscaped gardens provide a lush, private oasis. Mature trees, flowering shrubs, and well-tended lawns frame the home, creating inviting outdoor spaces perfect for relaxation, play, or entertaining. The gated driveway not only enhances the home's privacy but also offers ample off-road parking for family and guests alike, ensuring convenience for modern family life.

This residence on Kirby Lane stands as a remarkable offering, blending exclusivity, functionality, and timeless style in one of Melton Mowbray's most sought-after addresses. With its spacious interiors, luxurious finishes, and expansive gardens, it presents an unparalleled opportunity to experience refined family living in a truly distinguished setting.





Sitting Room



Kitchen



Dining Room



Conservatory



Principle Bedroom



En-suite



Bedroom



Bedroom

8 Kirby Lane, Melton Mowbray
Approximate Gross Internal Area
Main House = 300 sq.m/3229 sq.ft
Garage = 38 sq.m/409 sq.ft
Total = 338 sq.m/3638 sq.ft

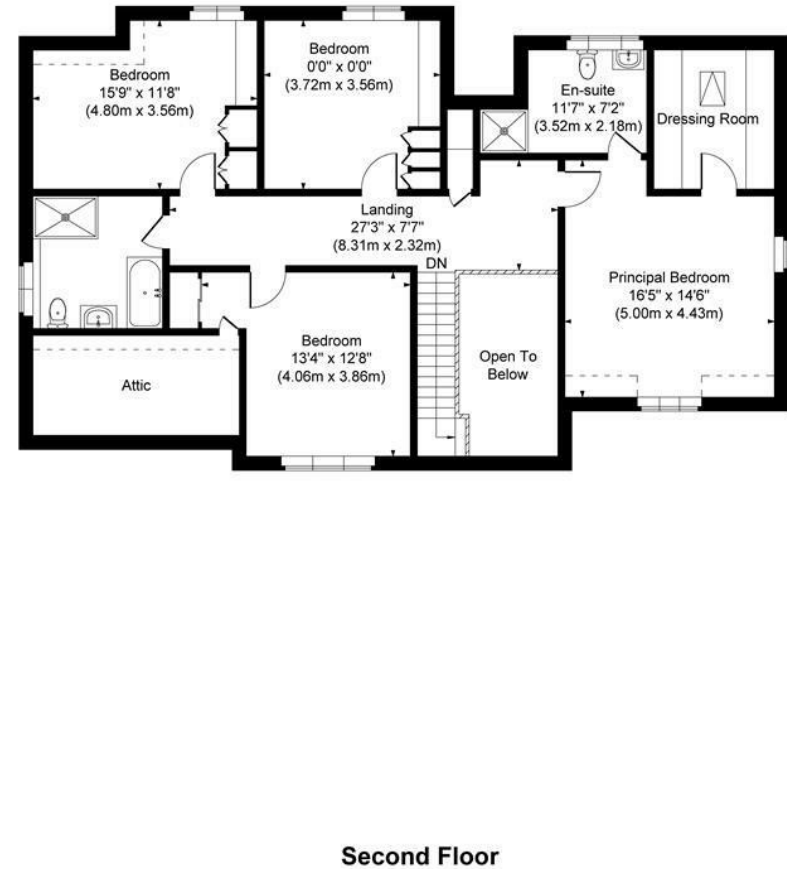
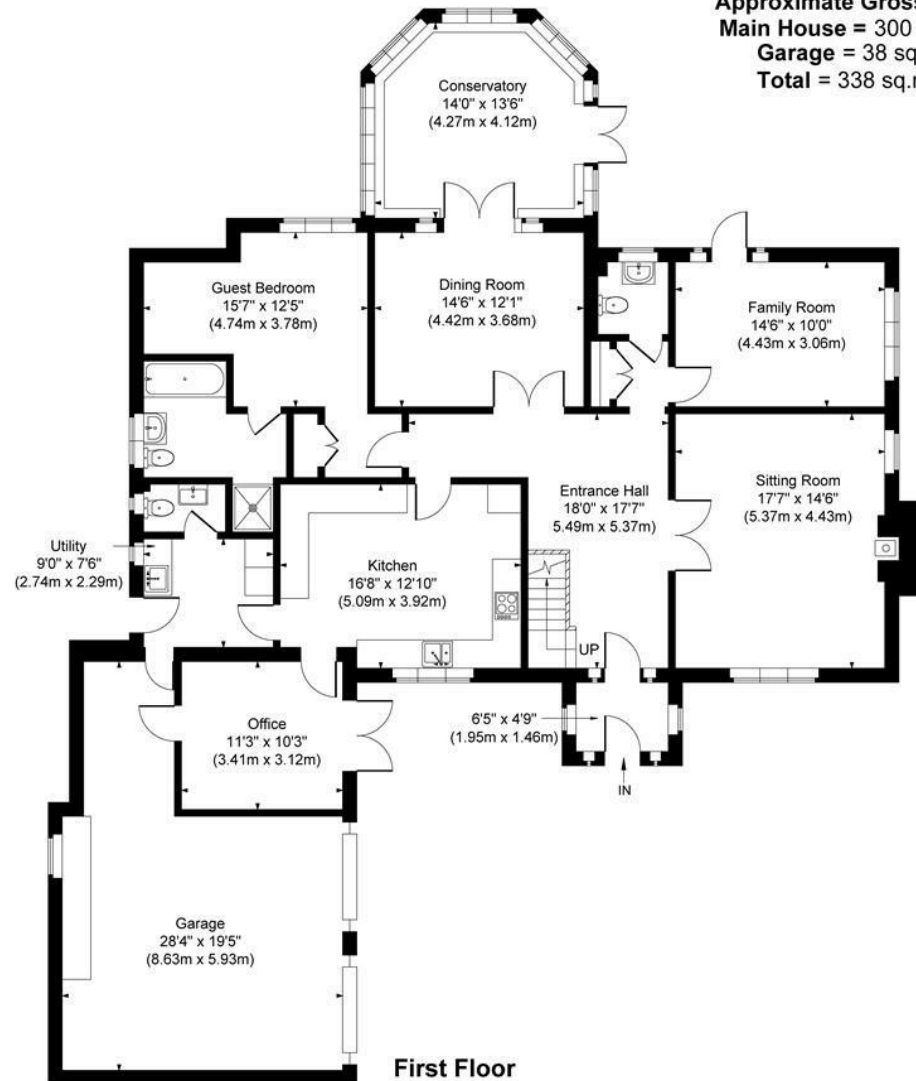
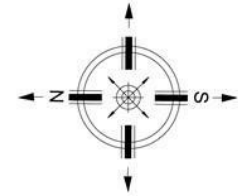
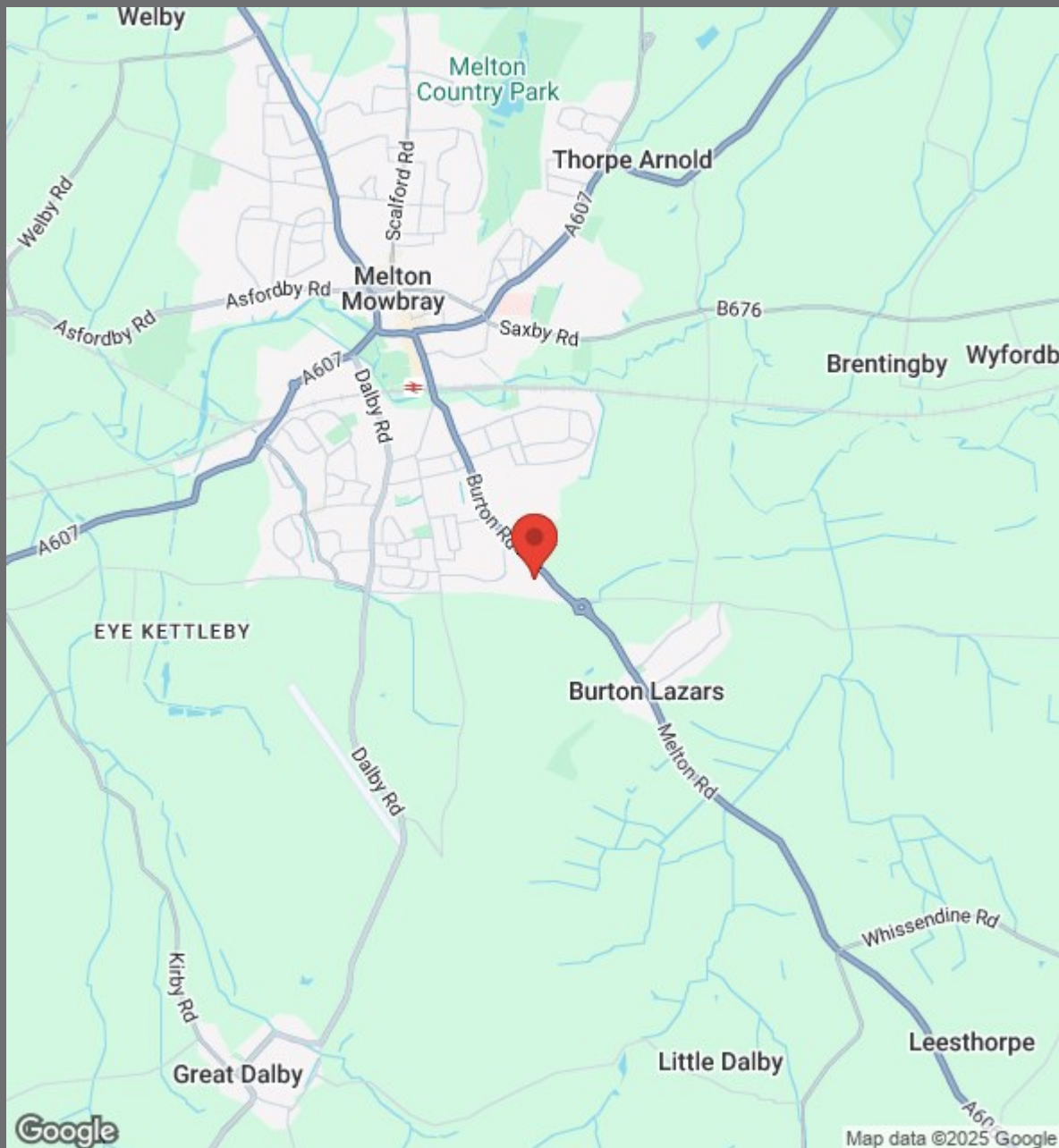


Illustration for identification purposes only, measurements are approximate, not to scale.
JonHolmesPhotography © 2024



- Exclusive location on Kirby Lane, Melton Mowbray
- Detached family home with gated access
- Spacious living room
- Formal dining room with access to a large conservatory
- Well-equipped kitchen with separate laundry room
- One ground-floor bedroom, one with ensuite bathroom
- Four further double bedrooms upstairs
- Primary bedroom with ensuite bathroom and walk-in wardrobe
- Landscaped gardens surrounding the property
- Double garage with electric doors



stared.achieving.posts



Office



Utility



Outdoor Seating



Rear Garden Area



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