

Alexanders



Barwell Road

Kirkby Mallory



# Barwell Road

## Kirkby Mallory

- NO UPWARD CHAIN
- Spacious three bedroomed terraced home
- Two good sized double bedrooms and a single bedroom
- Large sitting/dining room
- Beautiful landscaped rear gardens
- Single garage
- Located in the heart of Kirkby Mallory
- EPC Rating E / Council Tax Band B / Freehold

### General Description

Alexanders Market Bosworth offer to the market with NO UPWARD CHAIN this spacious three bedroomed terraced home located in the heart of this sought-after Leicestershire village of Kirkby Mallory.

To the front of the property is a gravelled frontage with the potential for off road parking and a pathway leading to the front door.

The rear gardens are beautifully stocked and landscaped mostly to paving with a stunning water feature running through and garden path over to the rear section and gate into communal parking area and a single garage enbloc.

Internally, the property affords UPVC double glazed windows, electric storage heating and offers well-proportioned rooms with living space set over two floors to comprise; spacious hall with stairs rising to the first floor, useful understairs cupboard, kitchen, a large through lounge/diner with double doors to full width conservatory leading into the garden.

Upstairs are two good sized double bedrooms, a further single bedroom and family bathroom.



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**Location**

Kirkby Mallory is a delightful village in rural Leicestershire with a local shop, popular bar, restaurant and hotel "Mallories", a pre-school/playgroup, and secondary schooling is available in the nearby larger villages of Desford and Earl Shilton. There is easy access to Leicester, Hinckley, and the M69 motorway which links to the M1 and M6.

**Viewings**

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

**Tenure**

Freehold.

**Local Authority**

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141). Council Tax Band A.

**Services**

We are advised that mains, electricity, water, and drainage are connected.

**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.

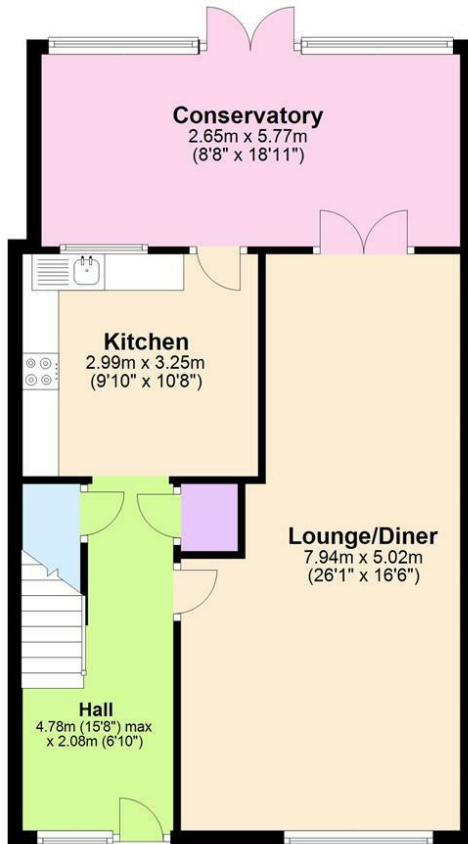
**Money Laundering**

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.



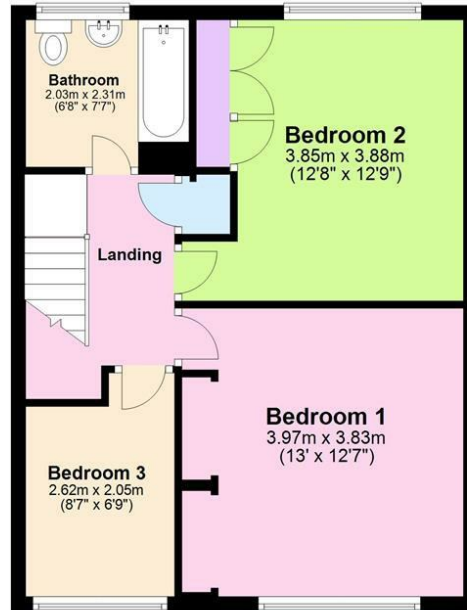
### Ground Floor

Approx. 63.5 sq. metres (683.6 sq. feet)



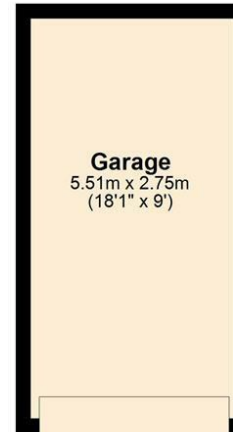
### First Floor

Approx. 47.8 sq. metres (514.1 sq. feet)



### Outbuilding

Approx. 15.2 sq. metres (163.1 sq. feet)



Total area: approx. 126.4 sq. metres (1360.7 sq. feet)



Viewing by appointment only

**Alexanders**

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Telephone Sales: 01455 291471  
Email: [mbsales@alexanders-estates.com](mailto:mbsales@alexanders-estates.com)

### Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471  
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.

General Note - These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.