

Alexanders



# Summers Close

Kirkby Mallory



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## Kirkby Mallory

- Beautifully presented detached four bedroom family home
- Large block paved driveway providing plentiful off-road parking
- Property boasts spacious living accommodation
- Bay fronted sitting room
- Conservatory overlooking the stunning rear gardens
- Main bedroom boasts a three piece en suite and fitted wardrobes
- Bedrooms two and three benefiting from built in wardrobes
- Rear gardens have been beautifully landscaped and maintained
- EPC Rating E / Council Tax Band F / Freehold

### General Description

Alexanders of Market Bosworth offer to the market a beautifully presented detached four bedroom family home in the sought-after village of Kirkby Mallory.

### Accommodation

The property occupies a quiet position within this quiet cul-de-sac, set behind a large block paved driveway providing plentiful off-road parking and access to a detached double garage. The rear gardens have been beautifully landscaped and maintained laid to lawn with established borders and various patio seating areas. Internally, the property boasts spacious living accommodation laid across two floors to comprise in brief; Reception hall, bay fronted sitting room, dining room, snug, large kitchen / breakfast room and conservatory overlooking the stunning rear gardens. There is also a utility area off the breakfast kitchen, and a downstairs cloakroom/WC. To the first floor are four bedrooms and a family bathroom. The main bedroom boasts a three piece en suite and fitted wardrobes, as well as bedrooms two and three benefiting from built in wardrobes.



## Location

Kirkby Mallory is a delightful village in rural Leicestershire with easy access to Leicester, Hinckley, and the M69 motorway which links to the M1 and M6. The village has a pre-school/playgroup and village shop, primary and secondary schooling is available nearby at Desford and Earl Shilton, and The Dixie Grammar School is approx. 5 miles away in the historic town of Market Bosworth with further amenities on offer.

## Viewings

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

## Tenure

Freehold.

## Services

We are advised that electricity, water and drainage are connected, with oil fired central heating.

## Local Authority

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

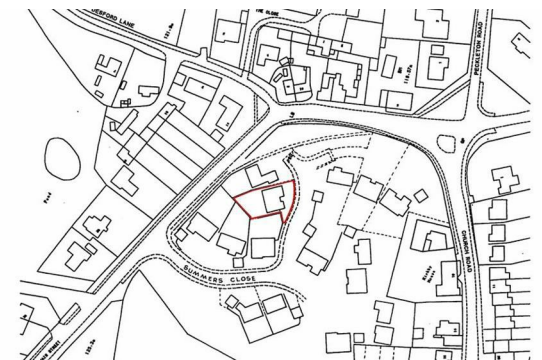
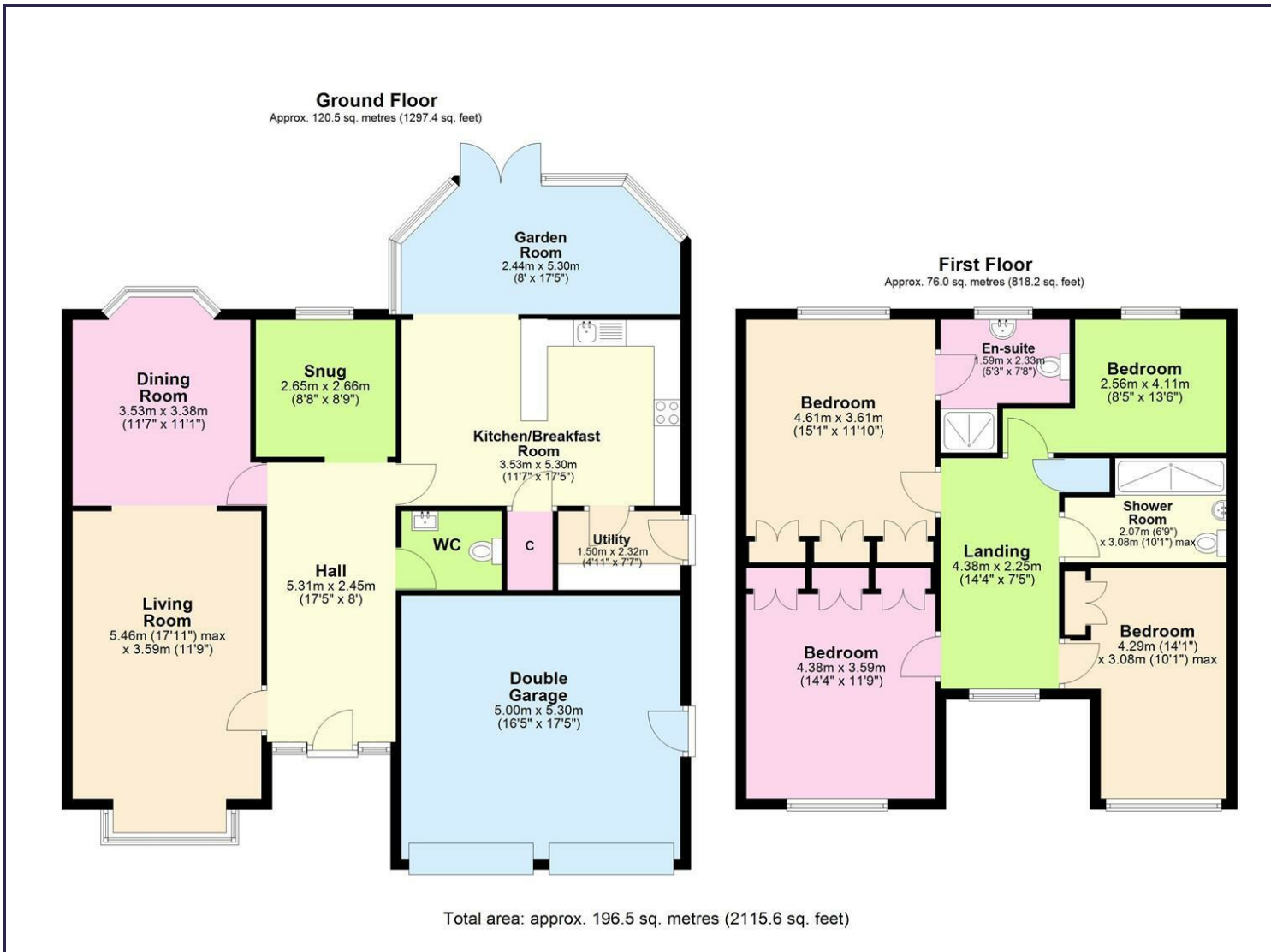
## Measurements

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.





Viewing by appointment only

**Alexanders**

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### 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.