

Alexanders



Barwell Road

Kirkby Mallory





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- A beautifully upgraded family home
- Sought after village location
- Circa 1,194 square feet of living space
- Contemporary shaker style kitchen/diner
- Spacious sitting room
- Three good sized bedrooms and a family bathroom
- Low maintenance rear garden
- Driveway for two cars and garage en-bloc
- EPC Rating D / Council Tax Band B / Freehold

General Description

Alexanders of Market Bosworth offer to the market this immaculately presented family home in the sought-after village of Kirkby Mallory. The property is positioned on the outskirts of this popular village, set back from the road behind a driveway providing off-road parking for two cars, there is a further parking space and garage en-bloc to the rear.

The current owners purchased the property in 2018 and gone back to brick and completely refurbished the property with no expense spared. The beautifully presented living accommodation boasts an impressive net 1,194 square feet which is laid across two floors to briefly comprise: Porch, entrance hall, a light and airy sitting room of generous proportions leading to a comprehensively fitted kitchen/diner comprising of a range of shaker style, soft closing units with contemporary polished quartz work surfaces, and integrated appliances.

There is a matching four seater breakfast bar and French doors leading out to a well landscaped low-maintenance rear garden. The ground floor is supported by a WC. To the first floor are three good sized bedrooms and a superb three-piece family bathroom.





Outside, the gardens have been beautifully landscaped with a seating terrace directly to the rear of the property leading onto the artificial lawn and beautifully landscaped borders with a second seating area to the rear of the garden.

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 local shop and a pre-school/playgroup.

An internal inspection is strongly recommended to appreciate this superb family home.

Viewings

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

Tenure

Freehold.

Services

We are advised that mains electricity, water, and drainage are connected. The property is serviced by oil heating.

Local Authority

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

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.

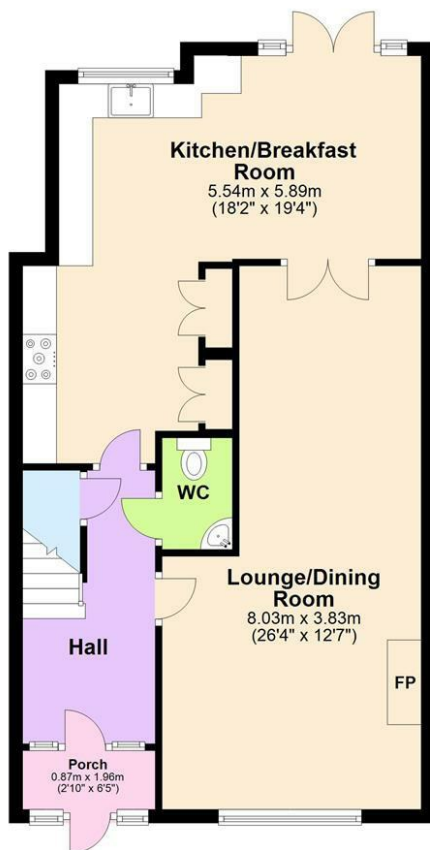
Money Laundering

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. 63.0 sq. metres (678.3 sq. feet)



First Floor
Approx. 47.9 sq. metres (515.8 sq. feet)



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



Total area: approx. 126.1 sq. metres (1357.2 sq. feet)



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.

