



32 Main Street, Kirkby Mallory, Leicester, LE9 7QB  
£495,500



Wards are delighted to present this four/five double bedroom detached dormer bungalow, situated in the sought after village of Kirkby Mallory with countryside views to the front and rear. Occupying an enviable corner position, the spacious family accommodation briefly comprises: Ground Floor: Entrance Hall, WC, Kitchen, open plan Living/Dining Room, Family Bathroom and two Bedrooms. Utility Room and integral Garage which can be accessed through the Kitchen and the rear Hall. First Floor: galleried Landing, two Bedrooms, Bedroom 5/Study and Family Bathroom. A mature hedge runs along the front boundary with double gates opening onto a driveway with ample parking. Private landscaped gardens to the front and rear. Oil fired central heating and UPVC double glazing. Planning permission granted in 2024 for substantial extensions. Viewing highly recommended.

### Entrance Hall

A welcoming entrance with a modern country feel. Staircase with carpet runner, understairs storage cupboard and wood effect flooring.

### Open Plan Living/Dining Area

**6.84 x 5.11 Meters**

A beautiful open plan living area with working open fireplace with brick surround, wooden beam over and tiled hearth. UPVC double doors opening to the rear garden and multiple UPVC windows letting in plenty of natural light. Tiled flooring and elegant cornicing to the ceiling.

### Kitchen

**3.44 x 3.38 Meters**

Stylish shaker style Kitchen with anthracite base and wall units with marble effect working surfaces over and black sink and drainer. Integrated appliances include NEFF double oven, electric hob with extractor over and integrated dishwasher. Tiled splashbacks and flooring. UPVC double glazed window to the front.





## Master Bedroom

**5.17 x 2.95 Meters**

Spacious double room with ample room for storage, laminate flooring and UPVC windows to the front and side elevation.

## Bedroom 2

**3.71 x 3.38 Meters**

With carpeted flooring and UPVC window to the side elevation. Access to a storage room with potential for conversion (STP)

## Bedroom 3

**3.06 x 2.82 Meters**

With fitted mirror fronted wardrobes, carpeted flooring and UPVC window to the side elevation.

## Bedroom 4

**3.05 x 2.21 Meters**

With laminate flooring and UPVC window overlooking the rear garden.

## Study/Bedroom 5

**2.82 x 1.75 Meters**

With carpeted flooring and Velux window offering a great study space or an extra bedroom.

## Landing

Stairs with a half landing rise to a large landing with space for a desk and storage cupboard. UPVC window overlooking the surrounding countryside.





## Downstairs Family Bathroom

**2.29 x 1.73 Meters**

Brand new family bathroom with a three piece white suite comprising wash hand basin over wooden vanity unit, shower in a stainless steel enclosure and bath with attractive wooden panel. Splashback tiling and contrast stone effect tiled flooring. Heated tower rail, shaver socket and two UPVC double glazed windows to the front elevation.

## Upstairs Family Bathroom

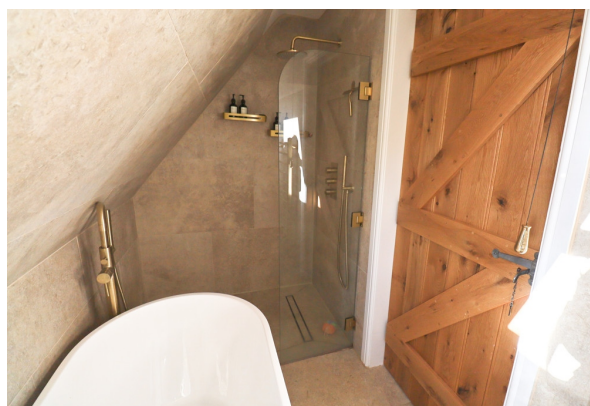
**2.82 x 1.4 Meters**

Superb refitted Family Bathroom, fitted with a modern four piece suite comprising wash hand basin over timber floating vanity unit, low flush WC, walk in rainfall shower and double ended freestanding bath. Full height limestone effect tiling to the walls and floor. Gold effect fittings, wall mounted mirror and UPVC double glazed window to the front.

## Utility Room

**3.83 x 2.39 Meters**

Fitted with matching shaker style anthracite base and wall units with marble effect work surfaces over and stainless steel sink. Space for a tumble dryer and plumbing for a washing machine. UPVC double glazed window and door to the rear.



## WC

With low flush WC and wash hand basin. Feature wallpaper and panelled walls. UPVC double glazed window to the front.

## Garage

**2.96 x 2.85 Meters**

Fitted with power, lighting and an up and over garage door.



## Outside

To the front elevation, the property is set back and screen from the road by mature hedging and is enclosed by timber double gates. There is a large stoned driveway with tarmac splay and mature private gardens to the front. To the rear, the charming gardens have superb views over the surrounding countryside and are predominantly laid to lawn with two large patio areas. The whole gardens are enclosed by a mixture of hedging and timber fencing.

## Planning

The property benefits from planning permission (Reference 22/00494/HOU with Hinckley & Bosworth Borough Council, decided 16 May 2024) for the demolition of existing flat roof extensions, increase of ridge and eaves height, front, side and rear extensions to existing building. Replacement windows and doors to be installed. Access relocated, and new boundary wall constructed to front of site. Full details can be obtained from our office.

**EPC Rating - D (61)**

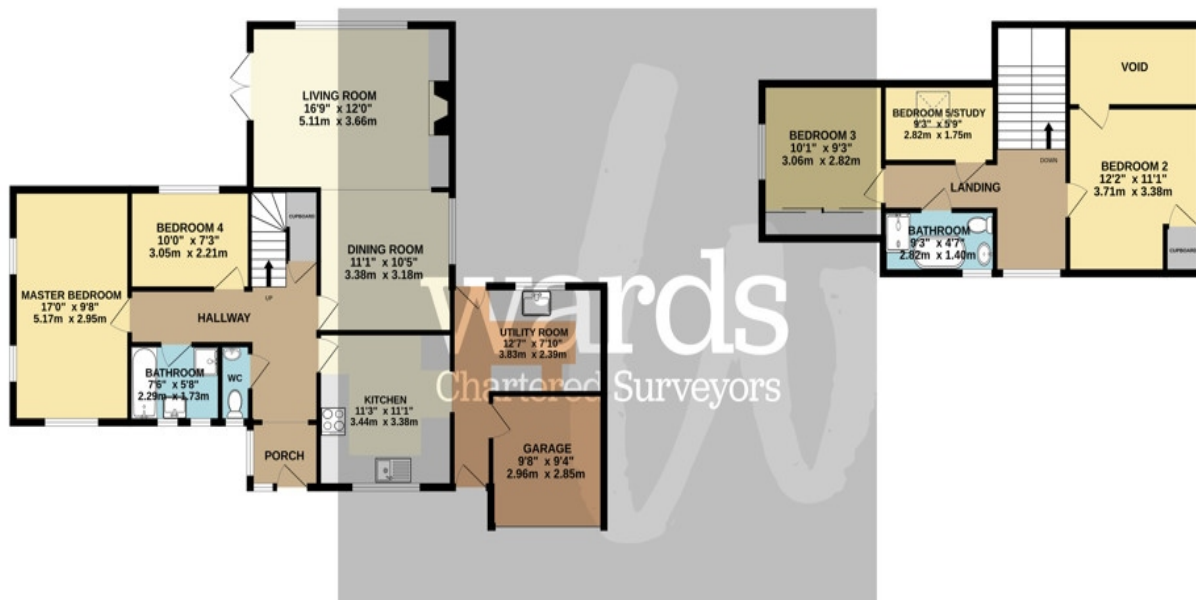
**Council Tax Band - E**

**Call 01455 251771 to make an appointment to view this property**



GROUND FLOOR  
1104 sq.ft. (102.6 sq.m.) approx.

1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1656 sq.ft. (153.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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