

CASTLE ESTATES

1982

**A TASTEFULLY PRESENTED AND DECEPTIVELY SPACIOUS FOUR BEDROOMED
DETACHED FAMILY RESIDENCE WITH GOOD SIZED PRIVATE REAR GARDEN AND
OPEN COUNTRYSIDE VIEWS TO FRONT**



**44 MAIN STREET
KIRKBY MALLORY LE9 7QB**
Offers In The Region Of £450,000

- Impressive Entrance Hall
- Superb Open Plan Dining Kitchen
- Guest Cloakroom
- Contemporary Fitted Family Bathroom
- Private Lawned Garden With Summer House
- Attractive Lounge To Front
- Utility Room
- Four Good Sized Bedrooms
- Ample Off Road Parking
- Open Countryside Views To Front



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



Main Street in Kirkby Mallory, this delightful detached house offers a perfect blend of comfort and countryside charm. Viewing is essential to fully appreciate its spacious accommodation, wealth of highest quality fixtures and fittings.

The accommodation boasts impressive hall, attractive lounge, superb open plan dining kitchen, utility room and a guest cloakroom. To the first floor there are four good sized bedrooms and a spacious family bathroom. Outside the property has ample off road parking and a private rear garden with useful summer house/office. One of the standout features of this home is the stunning open countryside views to front.

Situated in the picturesque setting of Kirkby Mallory, residents can enjoy the benefits of village life while being conveniently located near local amenities. The surrounding area offers a variety of outdoor activities, perfect for those who appreciate nature and the great outdoors.

Do not miss the chance to make this charming residence your own.

VIEWING

By arrangement through the Agents.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band D (Freehold)

ENTRANCE HALL

22'11" x 5'10" (7m x 1.80m)

having upvc double glazed front door with feature leaded lights, dual aspect picture windows to side elevations, quarry tiled flooring, built in double storage cupboard, central heating thermostats and central heating radiator. Feature staircase leading to First Floor Landing with useful storage beneath.



ENTRANCE HALL



LOUNGE

13'6" x 11'0" (4.13m x 3.36m)

having feature fireplace with multi fuel log burning stove, central heating radiator, tv aerial point, coved ceiling and upvc double glazed bay window to front.



OPEN PLAN DINING KITCHEN

22'4" max x 14'2" max (6.81m max x 4.33m max)

having an excellent range of contemporary gloss white units including base units, drawers and wall cupboards, contrasting black granite effect work surfaces and upstands, large island unit with further cupboards, wine cooler and seating, inset stainless steel sink with mixer tap and rinsing bowl, feature brick fireplace housing the rangemaster style oven and grill, built in electric oven, integrated dishwasher, wood effect herringbone style flooring, two central heating radiators, inset LED lighting, under stairs storage cupboard, dual aspect windows to side elevations and full length window to rear. Upvc double glazed French doors opening onto the rear garden.







UTILITY ROOM

5'11" x 3'3" (1.82m x 1.01m)

having built in units and work surfaces, oil fired boiler for central heating and domestic hot water, wood effect herringbone style flooring and upvc double glazed window to side. Door to Guest Cloakroom.

GUEST CLOAKROOM

4'3" x 3'6" (1.30m x 1.07m)

having low level w.c., wash hand basin and upvc double glazed window to side with obscure glass.



FIRST FLOOR LANDING

having access to the fully insulated and part boarded roof space, spindle balustrading and upvc double glazed window to side.



BEDROOM ONE

11'11" x 10'0" (3.65m x 3.05m)

having built in range of wardrobes and drawers, central heating radiator, picture rail, coved ceiling, upvc double glazed window to front with leaded light and countryside views.



BEDROOM TWO

10'3" x 9'6" (3.13m x 2.91m)

having central heating radiator, tv aerial point and upvc double glazed window to rear.



BEDROOM THREE

12'8" x 6'8" (3.87m x 2.05m)

having central heating radiator, picture rail and upvc double glazed window to rear.



BEDROOM FOUR/STUDY

12'7" x 5'11" (3.86m x 1.81m)

having central heating radiator, upvc double glazed window to front with leaded lights and countryside views.



FAMILY BATHROOM

11'9" x 6'5" (3.59m x 1.96m)

having feature roll top bath, separate shower cubicle with chrome mains fed shower over, integrated low level w.c., wash hand basin , fully tiled walls with two display insets, matching ceramic tiled flooring, chrome ladder style heated towel rail, LED lighting, extractor fan and upvc double glazed window with obscure glass.



FAMILY BATHROOM**OUTSIDE**

Open countryside views to front. There is direct vehicular access over a good sized driveway with standing for numerous cars. Pedestrian access to a fully enclosed and private rear garden with block paved patio area, good sized lawn, pathway leading to LARGE SUMMER HOUSE/OFFICE and STORAGE having power, light and fully insulated.





AERIAL VIEW TO FRONT

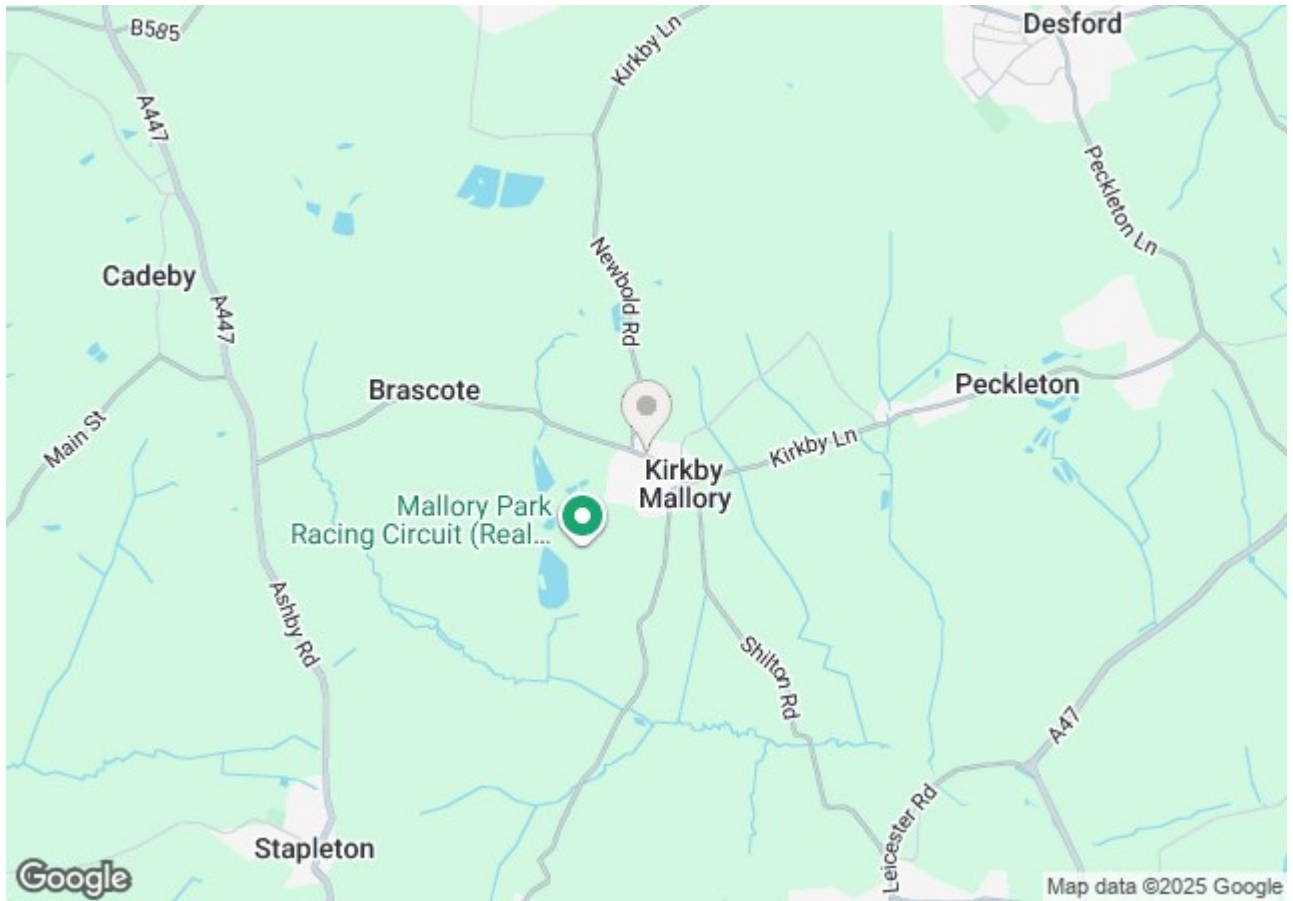


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Floor 0



Floor 1

Approximate total area⁽¹⁾
113.53 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
