1 Summers Close,
Kirkby Mallory,
LE9 7QP.

£675,000

GENERAL

An impressive family home on a generous plot with pretty landscaped gardens in a highly regarded residential setting.
No. 1 Summers Close is an exceptional family home with beautifully proportioned accommodation that has been thoughtfully designed for modern family living and entertaining.
The accommodation is centred around a magnificent sitting room, which flows seamlessly into a delightful garden room enjoying views over the landscaped gardens. A formal dining room provides an elegant setting for entertaining, while a versatile home office/snug offers flexible additional living space. The impressive living kitchen is at the heart of the house and opens into the breakfast room.
To the first floor, the principal bedroom has a luxurious en suite shower room, while three further generously proportioned double bedrooms are served by a beautifully appointed family bathroom.
The property is set well back from the road with extensive off-road parking and access to a detached double garage.
The landscaped rear gardens are a particular highlight, thoughtfully designed to provide colour and interest throughout the seasons. There are two terraces designed to capture the sun throughout the day and are lovely spaces for al fresco dining and entertaining.

LOCATION

Kirkby Mallory has a village shop, Mallories a highly regarded restaurant, bakery and is home to the famous Mallory Park racetrack. The village is set in some of West Leicestershire's finest countryside and there are some superb walks in the area. It Is alo well located for access to the motorway network. There is a train station in nearby Hinckley and there are International airports at both Birmingham and Nottingham East Midlands. Market Bosworth is nearby and is one of the most well regarded and exclusive towns in West Leicestershire.

THE HOUSE
The accommodation is arranged over two floors as follows. Front door opening into reception hall.

RECEPTION HALL
An impressive introduction to the house with central balustrade staircase rising to first floor. There is a ceramic tiled floor, understairs storage cupboard and doors to the principal reception rooms. Cloaks cupboard.

CLOAKROOM
With low flush lavatory and wash hand basin. Chrome ladder style towel rail.

SITTING ROOM
29' x 12'10"
A magnificent room, the focal point of which is the superb inglenook style fireplace with wood burning stove. There is engineered oak flooring and doors opening into the garden room. Central heating radiators.
(Measurements include bay).

GARDEN ROOM
12'5" x 10'4"
A lovely vantage point from which to enjoy the views over the garden. There is engineered oak flooring and French doors opening onto the garden terrace.

DINING ROOM
15'6" x 10'
A delightful room which overlooks the garden. Engineered oak flooring, coving to ceiling and central heating radiator.
(Measurements into bay).

HOME OFFICE
12'6" x 8'
A room that works really well as a home office or play room. Engineered oak flooring, coving to ceiling and central heating radiator.

LIVING KITCHEN
16' x 11'2"
The kitchen area is fitted with oak fronted base and wall cabinets with polished granite work surfaces and a breakfast bar. There is a range style cooker with extractor over, and integrated appliances include a fridge and dishwasher. An archway from the kitchen opens into the breakfast room. Central heating radiator.

BREAKFAST ROOM
10'9" x 7'5"
With french doors opening onto the garden. Ceramic tiled floor and central heating radiator.

UTILITY ROOM
7'6" x 6'5"
There are fitted base and wall units with a porcelain sink, tiled finish to floor and door to outside.

ON THE FIRST FLOOR
Stairs rise from the reception hall to the first floor landing.

FIRST FLOOR LANDING
The galleried landing is an impressive space with oak flooring and airing cupboard housing the hot water cylinder. Opening off the landing are doors to the bedrooms.

MASTER BEDROOM
17'6" x 13'10"
A delightful room which overlooks the garden. There is an extensive range of fitted "Hammonds" bedroom furniture comprising traditional dark wood style wardrobes, drawers, dressing table and a pair of bedside cabinets. Central heating radiator.

EN-SUITE
A luxurious en-suite. There is a walk in shower enclosure with rainfall shower head, low flush lavatory and wash hand basin with mirror over. Chrome ladder style radiator.

BEDROOM TWO
12'10" x 12'2"
A good sized double bedroom with two banks of double fitted wardrobes and central heating radiator.

BEDROOM THREE
13'8" x 8'7"
A double bedroom with fitted wardrobe that overlooks the garden. Central heating radiator.

BEDROOM FOUR
10'5" x 8'3"
Overlooking the garden. Fitted wardrobe and central heating radiator.

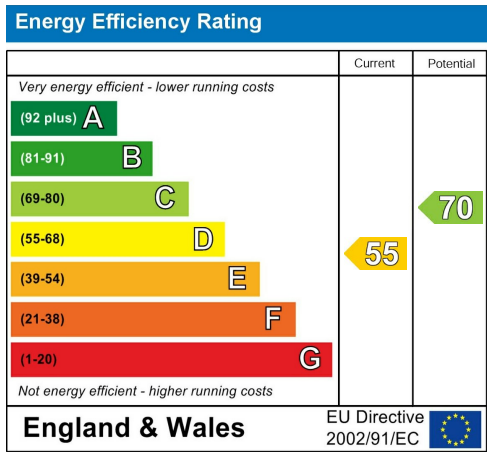
BATHROOM
Suite comprising a panelled bath, shower enclosure, low flush lavatory and floating wash hand basin with vanity unit beneath. Radiator.

OUTSIDE TO THE FRONT
To the front of the house is a good sized block paved parking area. Immediately in front of the house is a lawn and path with manicured variegated euonymous hedging running down both sides leading to the front door.

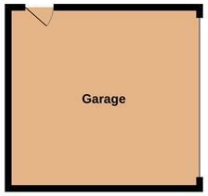
DOUBLE GARAGE
16'10 x 15'11""
Electric roller shutter door and side door access the side passageway.

GARDENS
The gardens have been beautifully landscaped with an expanse of terrace, perfect for outdoor dining. The garden is principally lawned with pretty flower and herbaceous borders. There is a lower patio which is a real sun trap throughout the day.

COUNCIL TAX BAND
Hinckley and Bosworth Council Tax Band F.



Ground Floor



1st Floor

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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