



Smiths
your property experts

Mills Cottage

Main Street, Kirby Bellars

- Characterful cottage in a pretty village setting
- Beautifully presented living space
- Refitted shaker-style kitchen/breakfast room
- Two reception rooms, both with direct garden access
- Three good-sized bedrooms and a bathroom
- Delightful rear gardens with a private aspect
- Designated parking area to the rear
- Excellent access to the A46 road network

General Description

Smiths Property Experts are favoured with instructions to market this pretty cottage located on the picturesque Main Street in the Leicestershire village of Kirby Bellars. Set behind a white picket fence, the property has front and rear gardens with a private aspect, and off-road parking to the rear. There are three good-sized bedrooms, two lovely reception rooms, and a refitted kitchen/breakfast room.







The Property

Internally, the property is presented in excellent condition throughout, connected to all mains services, and provides uPVC double glazing. The generous floor area measures approximately 990 square feet, with living accommodation laid across two floors, centred around a spacious reception hall.

There are three good-sized reception rooms, including the dining hall, sitting room, and a beautifully updated and refitted shaker-style kitchen/breakfast room. All three reception rooms have French doors leading out to the lovely rear garden. Upstairs, the first-floor landing leads in turn to three bedrooms (two good-sized doubles) and the bright family bathroom.

The Outside

Set back behind a white picket fence, the front gardens are mature. To the right-hand side is a sun-filled patio terrace. To the rear are private gardens, in a large courtyard style with two seating areas and a central lawn. To the rear of the gardens is a parking area, of which the cottage has the benefit of a designated area to park off-road.







The Location

The village is a pretty village settlement with numerous scenic walks and boasts easy access to the nearby historic market charter town of Melton Mowbray. There is a public house in the village, and excellent road networks to Leicester, Nottingham, and Loughborough. The train station in Melton Mowbray also offers direct rail access to London, and there is a good selection of state and independent schools nearby.

Distances

Melton Mowbray 3 miles, Thurmaston Shopping Centre 9 miles, Loughborough 14 miles, Leicester 14 miles, and Nottingham 21 miles. (distances are approximate).

Property Information

EPC Rating: D.

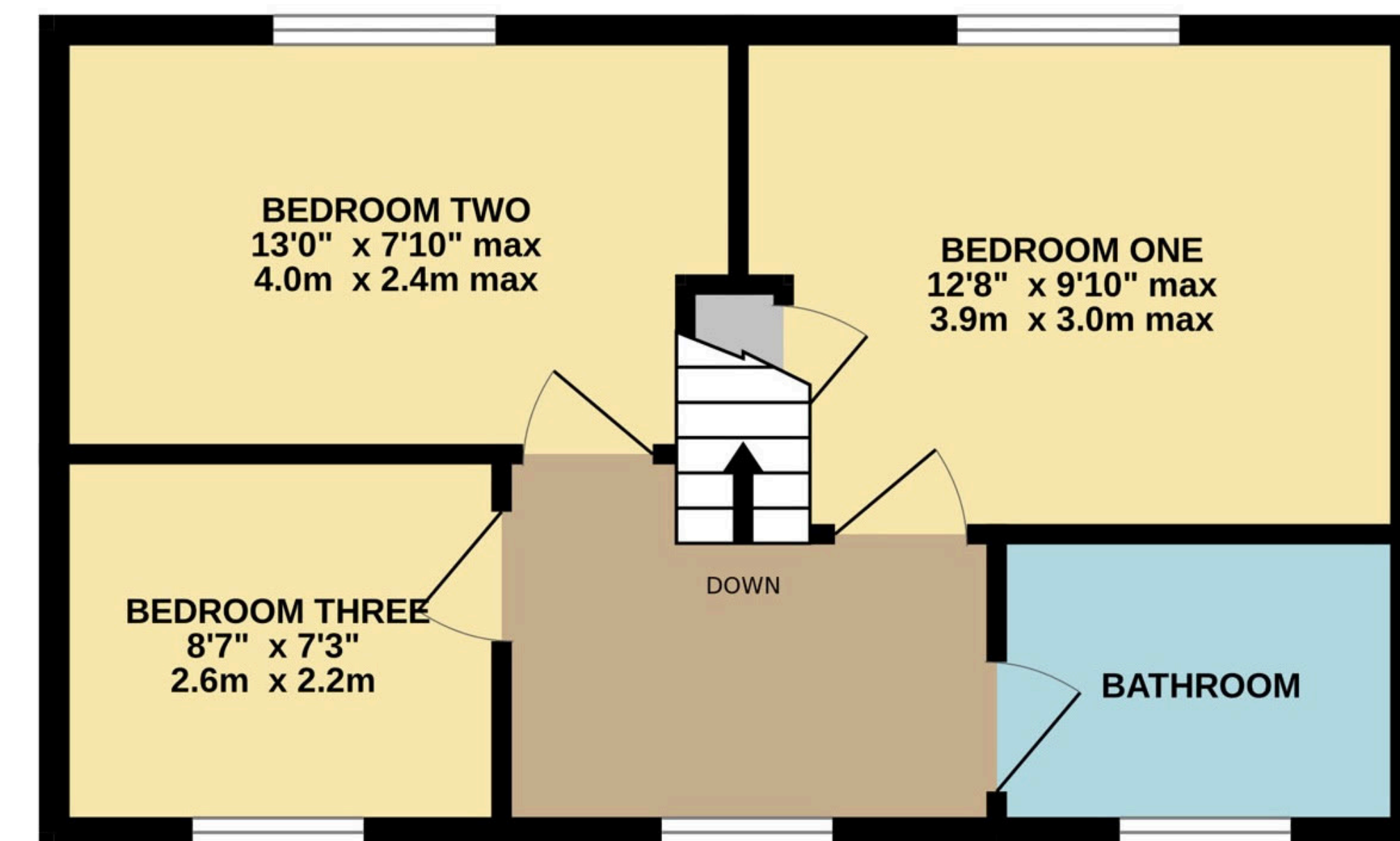
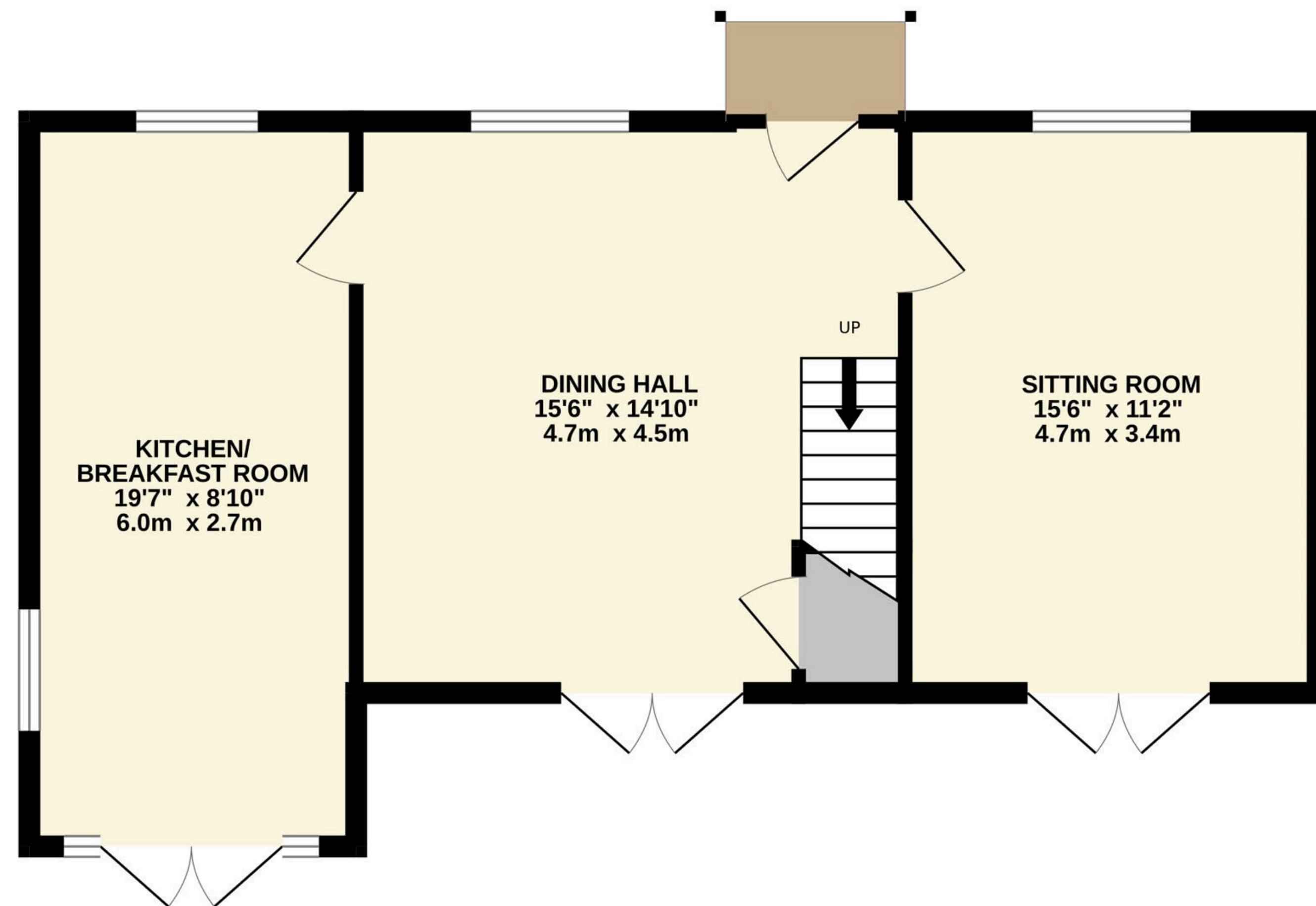
Council Tax Band: C.

Local Authority: Melton Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 990 sq.ft. (92.0 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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