



7 Barwell Road,  
Kirkby Mallory,  
LE9 7QA.





£290,000

### GENERAL

A much loved family home located on Barwell Road in Kirkby Mallory. The accommodation briefly includes on the ground floor - entrance hallway, sitting room, home office and kitchen diner. On the first floor there are three bedrooms and a family bathroom and on the second floor there is the main bedroom. Outside the house has a spacious driveway to the front and rear garden along with a single garage in a block.

### LOCATION

Kirkby Mallory is set in some of West Leicestershire's finest countryside and there are some superb walks in the area. It is also 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 town services a wide area and there is a traditional market every Wednesday as well as a Farmers Market that is held on the fourth Sunday of every month. The town is home to excellent primary and secondary schools and one of the area's leading private school the Dixie Grammar. There is a thriving community with a variety of sports clubs including rugby, football and bowls.



### THE HOUSE

The accommodation is arranged over three floors as follows. Front door opening into the entrance porch.

### ENTRANCE HALL

UPVC front door enters into the porch, Wooden front door leads into the spacious hallway. Stairs rise to the first floor. two useful storage cupboards and electric heater.

### SITTING ROOM

15'04 x 12'08

With window to the front, door into the home office, laminate flooring and electric heater.

### HOME OFFICE

10'05 x 8'11

With wooden laminate flooring, window looking to the kitchen and electric heater.

### KITCHEN

18'08 x 6'07

Located to the rear of the property overlooking the garden. The kitchen has a range of cream wall and base units with wooden working surfaces over and inset double bowl Belfast sink. The kitchen has a freestanding Rangemaster cooker with extractor over and space for other appliances. There is back door access to the rear garden.

### DINING AREA

10'07 x 9'11

This area is open to the kitchen and has plenty of space for a dining table.

### STAIRS TO THE FIRST FLOOR

Stairs rise from the entrance hall to the first floor landing.

### FIRST FLOOR LANDING

With doors off to the bedrooms and bathroom. Stairs rise to the second floor.

### BEDROOM TWO

12'08 x 10'11 to wardrobes

With window to the rear, fitted wardrobes and electric heater.

### BEDROOM THREE

12'08 x 9'10

With window to the front, under stairs storage cupboard and electric heater.

### BEDROOM FOUR

9'11 x 6'11

With window to the front and electric heater.

### FAMILY BATHROOM

With white suite comprising bath with shower over, low flush lavatory and wash hand basin set in a vanity unit. There is a window to the rear and heated towel rail.

### STAIRS TO THE SECOND FLOOR

Stairs rise from the first floor landing up to the second floor.

### BEDROOM ONE

20'00 x 10'11

This room is a great size with eaves storage along with wardrobe space. There are Velux windows plus a Dorma window overlooking the rear.

### OUTSIDE

To the front of the property there is a spacious block paved driveway offering plenty of off road parking. The rear there is a good size rear garden which is mainly laid to lawn with mature shrubs and patio directly to the rear of the house. To the bottom of the garden there is gated access to the garage.


### GARAGE

Located in a block at the rear, with up and over door to the front.

### COUNCIL TAX

Hinckley & Bosworth - Band B



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

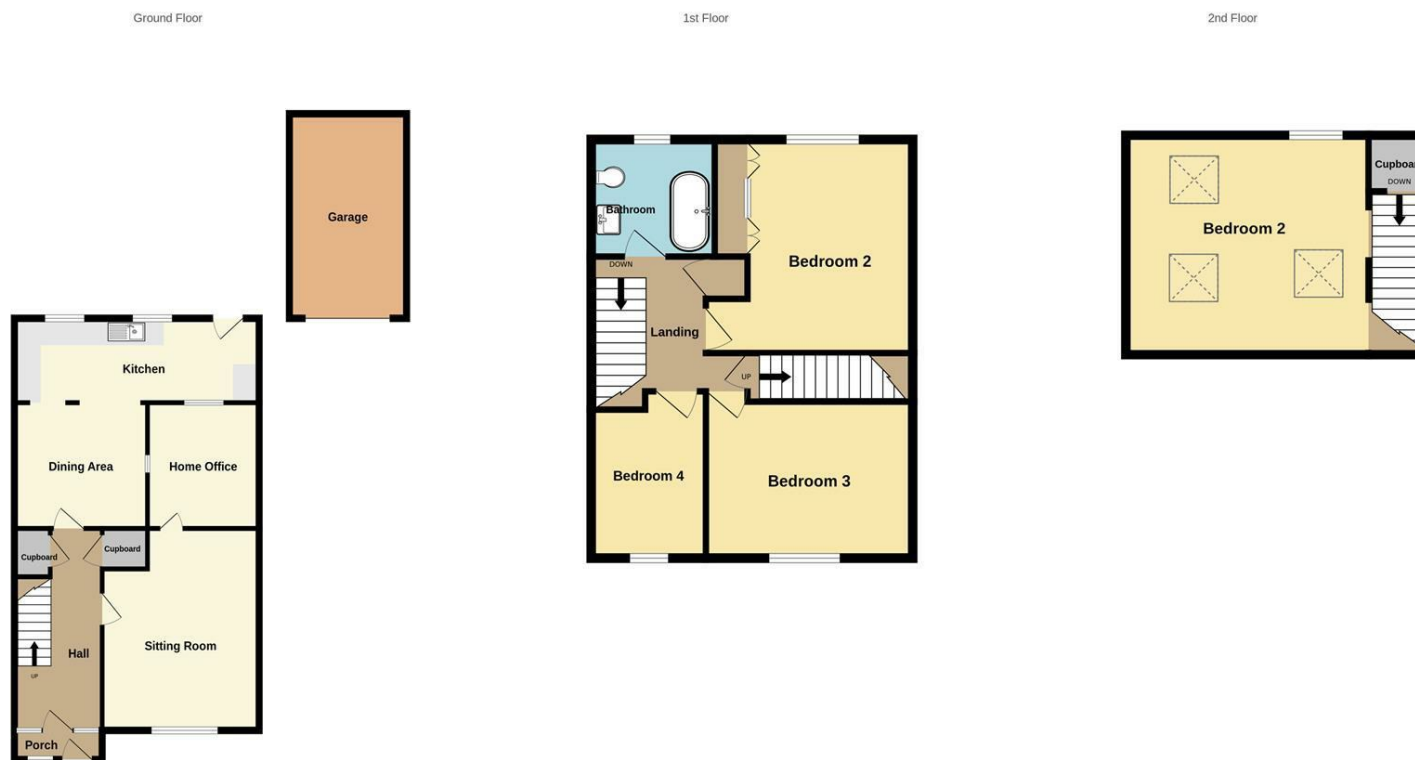












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