22a Cross Street, Enderby LE19 4NJ Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk www.nestegg-properties.co.uk

NESTEGG PR OPERTIES

FLOOR PLAN

DIMENSIONS

Entrance Hall

Open Plan Living Area 31'6 x 12'9 (9.60m x 3.89m)

Study

11'2 x 5'9 (3.40m x 1.75m)

Downstairs Cloakroom

Kitchen

15'2 x 12'3 (4.62m x 3.73m)

Entertaining Area 9'3 x 8'8 (2.82m x 2.64m)

Landing

Bedroom One 12'10 x 14'1 (3.91m x 4.29m)

Dressing Room 6'1 x 9'7 (1.85m x 2.92m)

En Suite

Bedroom Two 11'9 x 10'3 (3.58m x 3.12m)

Bedroom Three 10'3 x 10'3 (3.12m x 3.12m)

Bedroom Four 9'9 x 9'9 (2.97m x 2.97m)

Bedroom Five 7'7 x 11'11 (2.31m x 3.63m)

Family Bathroom









OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 — Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in

These details do not constitute part of an offer or contract.

Agents notes-FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

8 Church Road, Kirkby Mallory, Leicestershire, LE9 7QE Offers In Excess Of £550,000

OVERVIEW

- · Outstanding Detached Family Home
- · Fabulous Village Location
- · Impressive Entrance Hall
- · Open Plan Living Area
- · Study & Downstairs Cloakroom
- Beautiful Kitchen With Entertainment
 Area
- Five Double Bedrooms & Family Bathroom
- · En Suite & Dressing Room To Primary
- · Walled Garden, Driveway & Garage
- EER D, Freehold, Tax Band F

LOCATION LOCATION....

Nestled on Church Road in Kirkby Mallory, this location offers a rare balance of village charm, community energy & practical convenience. You're just a short stroll from the Kirkby Mallory village hall, which hosts pop-up events, classes & local gatherings that bring neighbours together. A foodie's delight lies close by in 31 Mallory Bakery, a small artisan bakery praised for its sourdough breads, pastries & award-winning treats—residents often rave about queuing early to grab the last loaf. The famed Mallory Park racing circuit is also on your doorstep, lending local excitement & identity to the area. Families benefit from access to strong nearby school options and nurseries; local and catchment institutions serve a range of age groups. Oper countryside, peaceful lanes & circular walking loops wind through the village, offering relaxing strolls past historic cottages, the 13th-century church & charming village scenery. The church & village hall means many daily needs are met within walking distance. In terms of transport, you're well-placed for journeying further afield: well-connected roads lead to Leicester and the wider Leicestershire network, and bus routes link you to neighbouring towns and city access points. With its village roots, lively community events, artisan bakery, heritage surroundings & proximity to motorsport thrills, Church Road in Kirkby Mallory is a place that feels both rooted and alive—a home you'll be proud to settle into.











THE INSIDE STORY

A truly exceptional detached family home nestled in the picturesque village of Kirkby Mallory, this residence exudes elegance, warmth & timeless character throughout. A grand entrance hall welcomes you with striking Victorian tiled flooring, setting the perfect tone for the home's beautifully considered interiors. The heart of the home is an impressive open plan living area, where a charming lounge with bay window, window seat & an exposed fireplace with log burner creates a cosy yet sophisticated atmosphere. Steps rise to a stunning dining area with French doors that open onto the landscaped garden, effortlessly blending indoor & outdoor living. A dedicated study offers the ideal home office, while the tasteful kitchen features sleek gloss cabinetry, rich wooden worktops & high-quality integrated appliances including fridge freezer, dishwasher, cooker & induction hob. The adjoining entertainment area provides a versatile space for hosting family &friends. A downstairs cloakroom & underfloor heating throughout the ground floor enhance both comfort & style. Upstairs, the spacious landing leads to five generous double bedrooms, all with inbuilt wardrobes, combining practicality with elegance. The primary suite boasts its own dressing room \mathcal{E} a beautifully appointed en suite shower room, creating a luxurious retreat. The family bathroom is equally impressive, with a free-standing bath \mathcal{E} walk-in shower. Externally, the property offers a private driveway & garage to the front, while the landscaped walled garden at the rear is a true sanctuary—complete with patio & lawn, perfect for summer entertaining or quiet relaxation. This is a rare opportunity to acquire a home of distinction in a sought-after village setting, combining classic charm with modern living in a way that is truly exquisite. The home also benefits with a solar panel system (6kw) and battery (6kw) which was installed in 2022.







