







Alexanders



# Newbold Road

## Kirkby Mallory

- Stunning, immaculately presented four bedroom home
- Four large reception rooms providing truly adaptable living
- Large open-plan kitchen/dining area
- Separate utility room, cloakroom and wc
- Four spacious bedrooms, the main with ensuite
- Integral garage and large driveway for numerous cars
- Landscaped rear gardens with two seating terraces
- Highly sought location in the heart of Kirkby Mallory
- EPC Rating D / Council Tax Band F / Freehold

### General Description

Alexanders of Market Bosworth are delighted to introduce to the market a spacious four bedroom detached house located in the pretty village of Kirkby Mallory, enjoying a pleasant setting on the edge of the village boasting beautiful countryside views. Accessed via a private driveway shared with three other executive homes.

### Accommodation

This unique and attractive family home has been carefully maintained and includes a beautiful open-plan kitchen/living area, incorporating a contemporary kitchen with a large island unit and breakfast bar. There are four more reception rooms which are laid out as a large formal sitting room, living/dining room, home office and a second study/snug. The property has a gross internal area of 2,750 square feet including an integral garage and there is plentiful parking to the front.

The accommodation comprises: canopy porch which leads into a large entrance hall with doors to; reception room, study, and large 28 foot sitting room with feature fireplace, bay window and double doors leading into the kitchen and living area. The kitchen is fully fitted in a contemporary shaker style with integrated appliances and underfloor heating. The living/dining area has French doors. There is a utility room set off the kitchen and also a cloakroom off the hall which leads to a wc.

Upstairs you will find four double bedrooms, all with bespoke fitted furniture, and a family bathroom. The main bedroom has an en suite shower room.

### External

Externally, there is generous off-road parking to the front provided by a large blocked paved driveway which leads to an integrated single garage. The rear gardens have been landscaped, with a seating terrace directly to the rear of the property, raised flower beds lead to the lawned gardens surrounded by beautifully stocked borders and a secondary seating area at the rear.









### Location

Kirkby Mallory is a delightful village in rural Leicestershire with easy access to Leicester, Hinckley and the M69 motorway, which links to the M1 and M6. The village has a superb local pub/restaurant "Mallories", shop and a pre-school/playgroup, primary and secondary schooling is available nearby at Desford with catchment for the Bosworth Academy, and The Dixie Grammar School is approx. 5 miles away in the historic Market Bosworth with further amenities on offer.

### Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Tenure

Freehold.

### Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Council Tax Band F.

### Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

### Services

We are advised that mains electricity, water, and drainage are connected. The property is serviced by oil and underfloor heating.

### Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

### General Note

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

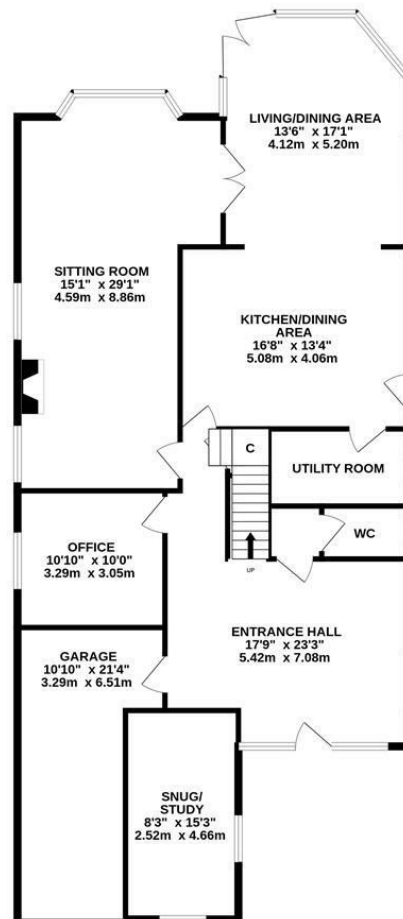




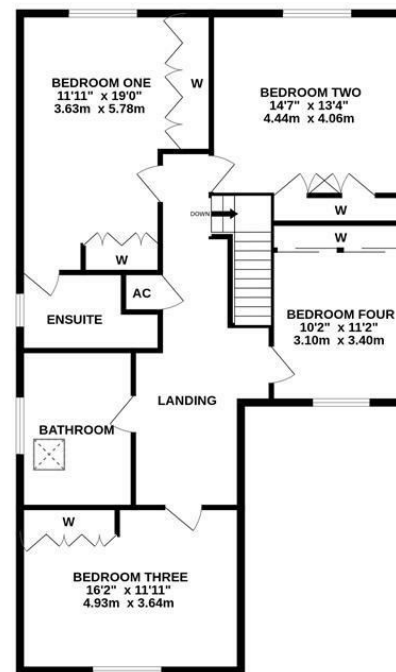




GROUND FLOOR  
1612 sq.ft. (149.8 sq.m.) approx.



1ST FLOOR  
1131 sq.ft. (105.1 sq.m.) approx.



TOTAL FLOOR AREA : 2743 sq.ft. (254.8 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 is given as to their operability or efficiency can be given.

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So can you.

**Alexanders**  
MarketMakers.



