





# Church Road

## Kirkby Mallory

- Substantial detached chalet style property
- Beautiful woodland style setting
- 2,000 square feet of accommodation
- Spacious open plan dining and living room
- Four double bedrooms and a study / bedroom
- Main bedroom boasting en suite
- Generous plot of circa 1/5 acre
- Large block paved driveway
- EPC Rating F / Council Tax Band F / Freehold

### General Description

An exciting opportunity to acquire this architecturally designed substantial detached chalet style property. The property sits in a beautiful woodland style setting with private drive access from Church Road through a wooded and private plot within the conservation area of Kirkby Mallory with no onward chain.

### Accommodation

The property itself offers great versatility across its' impressive 2,000 square feet with the accommodation offering to the ground floor; Entrance hall, WC, dining room, kitchen/ breakfast room, living room with open fire and exceptional views to the Kirkby Mallory church, four bedrooms and the family bathroom. The main bedroom is positioned on the first floor with en suite shower room and two useful store rooms, a property ideal for further extension subject to necessary building regulations and planning permission where necessary. Externally, the property sits on a generous plot of circa 1/5 acre laid mostly to lawn with established hedging, shrubbery and trees to surround, there are several seating areas and a large block paved driveway allowing for plentiful parking and access to a double carport and two outside store rooms.





## Location & Distances

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 local pub/restaurant, shop and a pre-school/playgroup.

Market Bosworth 5 miles, Leicester 9 miles, Birmingham 34 miles, Dixie Grammar School 5 miles, Twycross House School 11 miles, East Midlands Airport 20 miles and Nuneaton Train Station 12 miles (Nuneaton to London via rail from 59 minutes) (distances and timings are approximate).

## Viewings

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

## Tenure

Freehold.

## Services

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

## Local Authority

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

## 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.

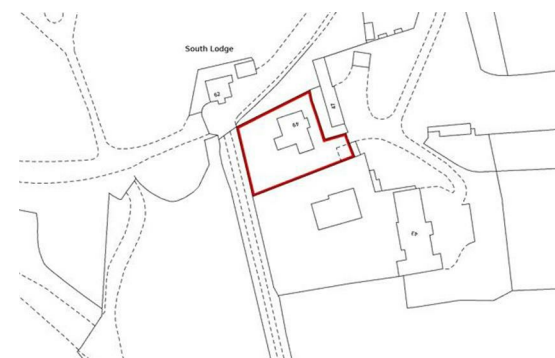
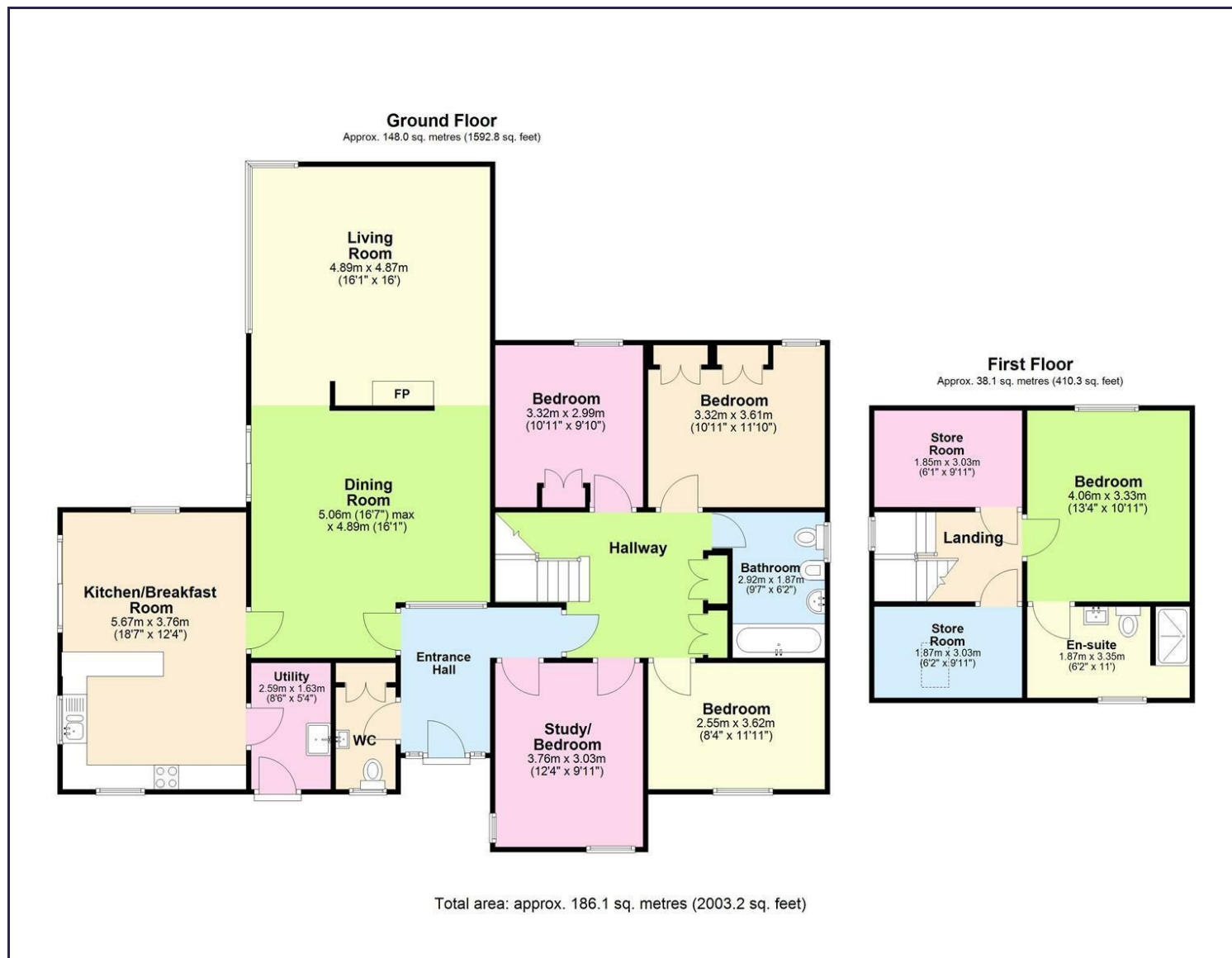
## Money Laundering

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.





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