



Preston Close Kirkby Mallory

- Three bedroom semi-detached home
- Sought-after Kirkby Mallory village
- Spacious accommodation throughout
- Shaker-style fitted dining kitchen
- Bright and spacious sitting room
- Landscaped private rear garden
- Detached garage with gym/storage space
- Tandem driveway parking for multiple vehicles
- EPC Rating C / Council Tax Band C / Freehold

Alexanders are delighted to bring to the market this stylish three bedroom semi-detached home, located in the sought-after village of Kirkby Mallory. The property provides spacious accommodation throughout and is complemented by a beautifully landscaped rear garden and a detached garage.

The ground floor begins with a welcoming entrance hall that provides access to a useful guest cloakroom and the sitting room. The sitting room offers a bright and cosy space and flows into the dining kitchen to the rear. The kitchen is fitted with a range of shaker-style units and integrated appliances, and enjoys direct access to the delightful garden.

To the first floor, there are three good-sized bedrooms, served by the smart and recently refitted family bathroom.

The rear garden has been thoughtfully landscaped and includes a lovely private seating area. The detached garage has been divided to provide space for a gym area as well as storage, and there is tandem parking on the driveway for multiple vehicles.



**Location:**

Preston Close enjoys a peaceful setting within the sought-after village of Kirkby Mallory, offering an attractive blend of rural charm and everyday convenience. Amenities on offer within the village include the renowned Mallories Pantry farm shop and 31 Mallory Bakery, with further amenities available in nearby Desford, Market Bosworth and Hinckley. Well-regarded primary and secondary schools are within easy reach, while excellent transport links via the A47, A5, M69 and M1 provide convenient access to Leicester, Coventry and Birmingham.

Method of Sale:

The property is offered for sale by Private Treaty.

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:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

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

Viewings:

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

Services:

The property is connected to mains electricity, water, and drainage.

Heating is provided by an oil-fired central heating system.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.

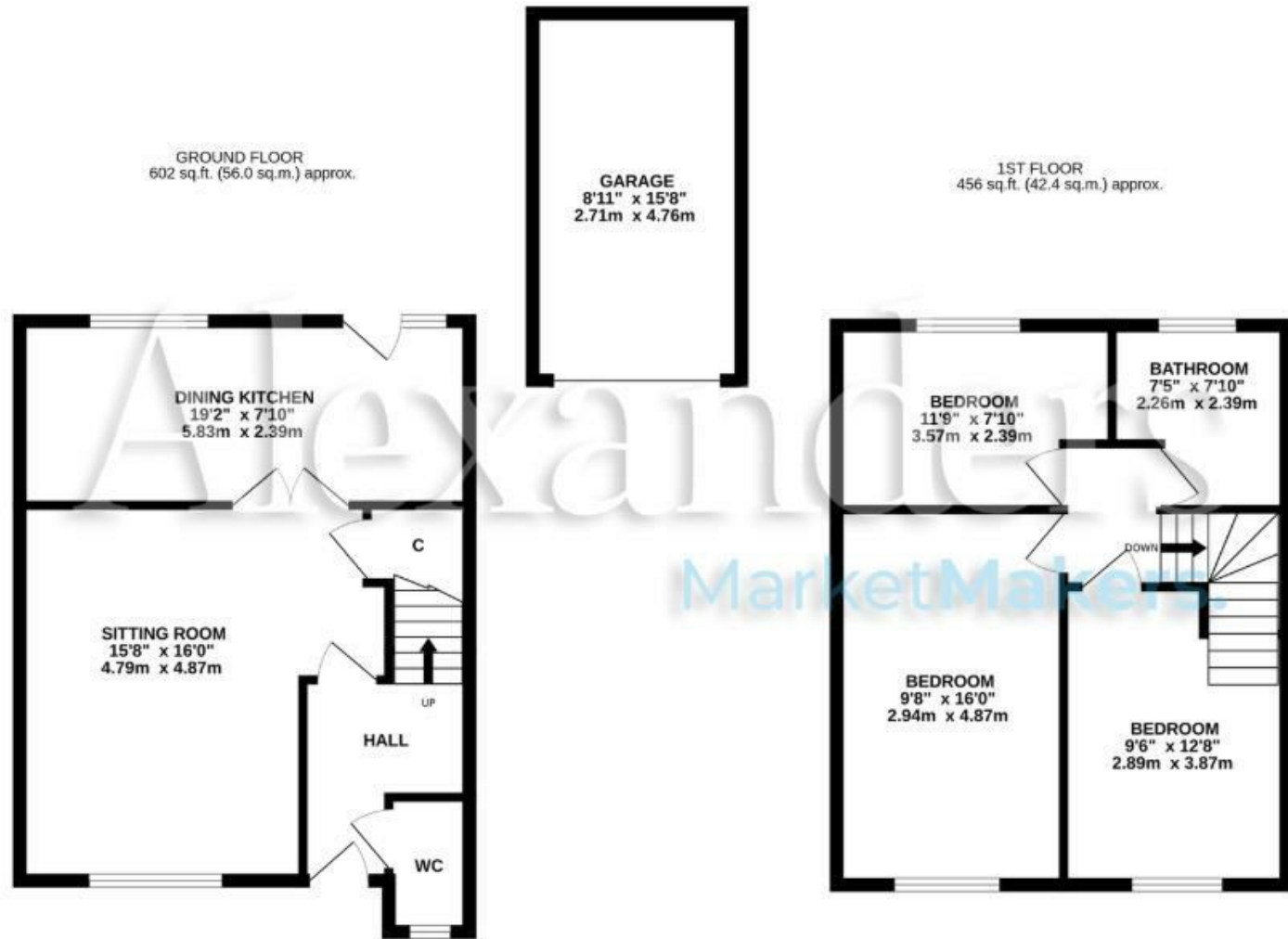




Alexanders

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1058 sq.ft. (98.3 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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