

Alexanders

Main Street

Kirby Bellars



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- Sought after location
- 2174.3 sq/ft - 202.0 sq/mtrs
- Three reception rooms
- Kitchen/breakfast room
- Two bathrooms, cloakroom
- Four/five bedrooms
- Large driveway with double garage
- Large gardens with countryside views
- EPC Rating D/ Council Tax Band E/ Freehold

Location

Kirby Bellars is a Highly Sought After Village with easy access to Nottingham, Loughborough and Leicester via the A46. The stunning market town of Melton Mowbray is only a stone's throw away.

Agents Notes

Fabulous location and views with diverse and adaptable spacious living.

Accommodation Summary

Entrance porch, hallway, living room, dining room, lounge, kitchen/breakfast room, study/bedroom, bedroom, family bathroom, three bedrooms on the first floor, Jack & Jill bathroom, cloakroom.

Outside the property benefits from a large driveway, integral double garage, large patio across the rear, summer house, shed, covered seating area, and a large expanse of lawn.

Viewings

Viewing is strictly by appointment via the sole selling agent, Alexanders East Midlands please contact the #Ateam on (01664) 896 332 or visit alexanders-estates.com.

Tenure

Freehold.



Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH (Tel: 01664 502502). Council Tax Band E.

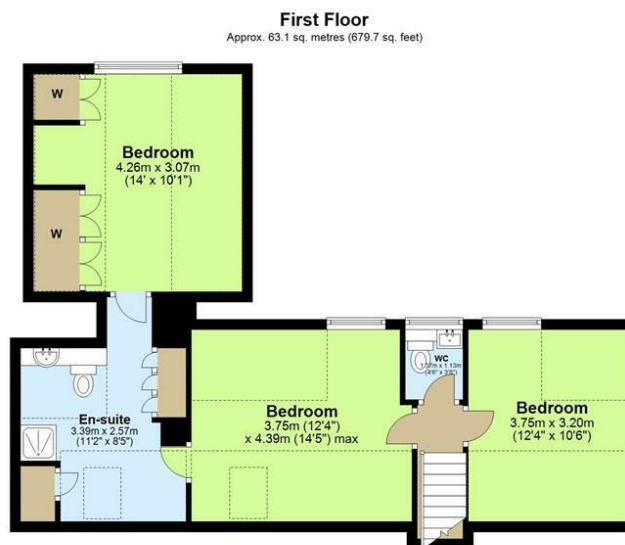
Measurements

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.

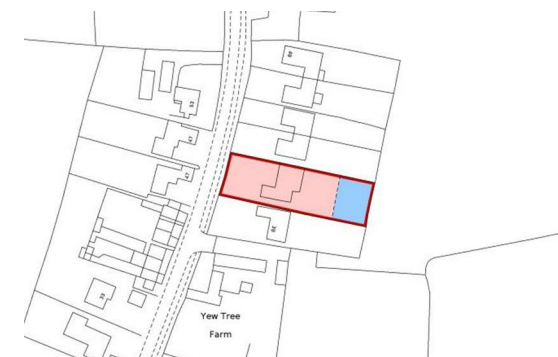
Money Laundering

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.





Total area: approx. 202.0 sq. metres (2174.3 sq. feet)



Viewing by appointment only

Alexanders

21 Market Place

Melton Mowbray

LE13 1XD

Telephone Sales: 01664 896332

Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

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.

General Note - These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.