



Main Street, Kirby Bellars

Bedrooms: 4 | Bathrooms: 3 | Receptions: 3

A spacious detached family home of over 2,000 sq. ft., set on an immaculate 0.25 acre plot in a peaceful cul-de-sac position with beautiful countryside views, four double bedrooms, versatile living space, large driveway and integral garage.

- Over 2,000 sq. ft. of accommodation
- Approx. 0.25 acre plot
- Two bathrooms plus separate WC
- Large driveway and integral garage
- Detached family home
- Peaceful cul-de-sac location
- Spacious kitchen / breakfast room
- Countryside views to the rear





Property Type: Detached Bungalow

Bedrooms: 4 | **Bathrooms:** 3 | **Receptions:** 3

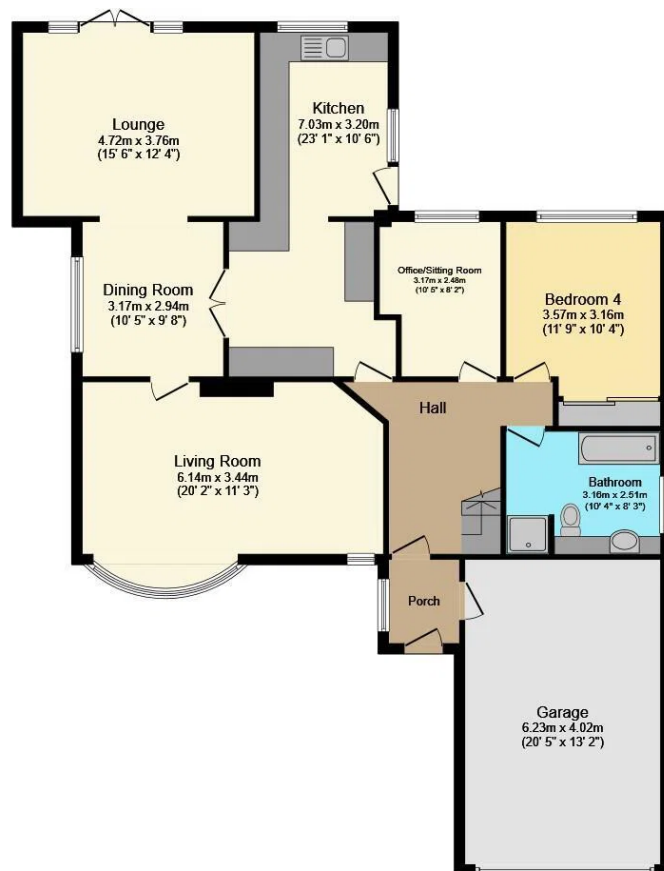
A welcoming entrance porch leads into the central hallway with stairs rising to the first floor. To the front is a spacious living room with a walk-in bay window and feature fireplace, creating a bright and comfortable main reception space. A separate dining room provides an ideal entertaining area and leads through to a further reception room with French doors opening onto the garden. The kitchen / breakfast room is fitted with a wide range of units, ample worktop space and integrated appliances. Also on the ground floor is a flexible office / sitting room, ideal for working from home, alongside a further double bedroom and a spacious family bathroom fitted with bath, separate shower, basin and WC.

To the first floor are three further double bedrooms, including a generous principal bedroom. Bedrooms one and two are served by a Jack and Jill shower room, with a separate WC adding further practicality.

The property sits on a superb plot approaching 0.25 acres and is approached via a large driveway providing extensive parking and access to the integral garage. The front garden is mainly laid to lawn with mature planting, while the rear garden enjoys a south-easterly aspect with lawn, paved terrace, established borders and delightful open countryside views beyond.

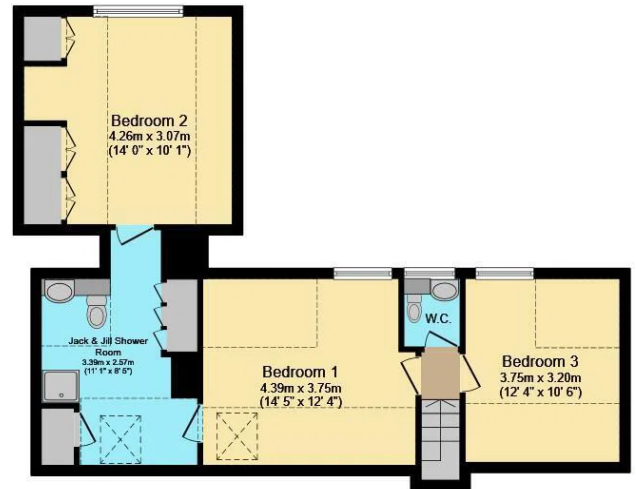
Situated in the sought-after village of Kirby Bellars, this property enjoys a peaceful cul-de-sac setting surrounded by attractive open countryside whilst remaining conveniently placed for access to Melton Mowbray, with its wide range of shops, supermarkets, restaurants, schooling and leisure facilities.

The village itself is well regarded for its attractive character, strong community feel and excellent access to nearby road links, making commuting towards Leicester, Nottingham and surrounding market towns straightforward. The surrounding countryside offers excellent walking, riding and outdoor pursuits, making this an ideal location for those seeking village living with convenience.



Ground Floor

Floor area 138.5 sq.m. (1,491 sq.ft.)

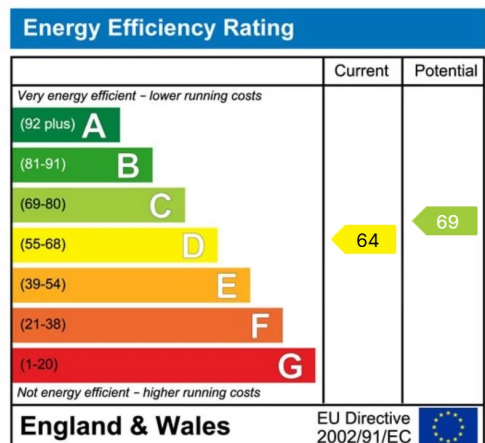


First Floor

Floor area 65.1 sq.m. (701 sq.ft.)

Total floor area: 203.7 sq.m. (2,192 sq.ft.)

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