



1 Summers Close

Kirkby Mallory, Leicester, LE9 7QP

Offers In The Region Of £715,000



A show standard, meticulously presented, 4 bedroom, 2 bathroom, family detached house. The property was constructed by the renowned J S Bloor Homes in 1997 and forms part of a select and informal, now established development of quality detached houses. The property has been maintained to the highest standard and benefits from many unique and bespoke features.

Additional benefits of oil fired central heating, PVCu double glazing, PVCu fascia and soffit boards, block paved front garden with parking for several cars, landscape gardens to front and rear, detached double garage, magnificent through lounge with feature angle nook, attractive dining room, spacious fully fitted breakfast kitchen, breakfast room, study, guest cloakroom, utility room, Victorian conservatory, 4 good sized bedrooms, bedroom 1 with ensuite shower, modern bathroom and fitted wardrobes to all of the bedrooms..

Kirkby Mallory nestles amidst open countryside and is within reasonable distance of local amenities.

The property is conveniently located for commuting to all major road links, such as the M1, M69, M42 and A5.

VIEWING ESSENTIAL.



Recessed porch. 7'6" x 2'7" (2.30 x 0.80)

Outside light point.

Reception hall. 19'8",252'7" (max) x 8'1" (max), (6,77 (max) x 2.47 (max),)

Ceramic tiled floor, oak spindled balustrade stair case, composite double glazed door with adjacent double glazed side window, double cloaks cupboard, under stairs cupboard, coving and mains smoke alarm.

Spacious breakfast kitchen (rear). 16'1" x 11'6". (4.91 x 3.51.)

Stainless steel sink , range of attractive oak base and wall units (7 base and 7 wall) with under lighting, polished granite work surfaces, integral breakfast bar, fitted range cooker with ceramic hob, fan assisted oven, further oven, warming draw, extractor hood (ducted), Neff integrated micro wave, Bosch integrated fridge and dishwasher, ceramic tiled floor, ceramic wall tiling, PVCu double glazed window, radiator and archway.

Breakfast room (rear). 10'2" x 7'7". (3.10 x 2.33.)

Twin PVCu double glazed French doors, ceramic floor tiling and radiator.

Utility room (side). 7'7" x 6'5". (2.33 x 1.97.)

Belfast sink, 2 base and 4 wall units finished in high gloss, obscure double glazed composite door, double glazed side window, radiator, plumbing for a washing machine, ceramic tiled floor and a floor mounted oil fired Trianco Euro Star central heating boiler.

Magnificent through lounge with feature inglenook. 29'3" (into bay) x 12'11". (8.93 (into bay) x 3.95.)

Feature inglenook with a rustic brick surround, raised quarry tiled hearth, fitted radiators, engineered oak floor, wood burner and attractive oak bifold doors leading to the rear conservatory.

Victorian conservatory (rear). 11'5" (max) x 10'4". (3.49 (max) x 3.15.)

PVCu double glazed windows, PVCu double glazed French doors, engineered oak floor, ladder style radiator, vaulted insulated and plastered feature ceiling, mains power and light points.

Dining room(rear). 15'6" (into bay) x 10'0". (4.73 (into bay) x 3.05.)

Walk in PVCu double glazed bay window, engineered oak floor and radiator.

Study (front). 12'6" x 8'0". (3.82 x 2.45.)

Two PVCu double glazed windows, radiator, coving and engineered oak floor.

Guest cloakroom (side). Fully tiled. 6'0" x 3'6". (1.83 x 1.07.)

Suite in white, wash hand basin in vanity with base door finished in 'high gloss' white, low flush wc with concealed cistern, ceramic tiled floor, ceramic wall tiling, chrome ladder styled radiator and PVCu double glazed window.

First floor landing. 14'2" (max) x 11'3" (max) (4.33 (max) x 3.45 (max))

Engineered oak floor, PVCu double glazed window, main smoke alarm, roof void access hatch, radiator and airing cupboard.

Bedroom 1 (rear). 18'8" (max) x 14'0" (max). (5.71 (max) x 4.28 (max).)

Twin PVCu double glazed windows, radiators, luxury fitted Hammond wardrobes (3 double wardrobes inclusive of adjacent shelving with base drawers), Hammond bedside each with 2 drawers, blanket chest, chest of drawers,(4 small and 4 large), dressing table with stool, 4 drawers and double door cupboard.

En-suite shower (front). Fully tiled. 8'1" x 8'0". (2.48 x 2.46.)

Suite in white, fitted double shower cubicle with mixer shower, wash hand basin in vanity unit with drawer, low flush wc with concealed cistern, downlights to the ceiling, chrome ladder style radiator, ceramic floor and wall tiling and extractor fan.

Bedroom 2 (front). 13'0" x 12'0". (3.97 x 3.68.)

PVCu double glazed window, radiator, and fitted twin double wardrobes.

Bedroom 3 (rear). 13'9" x 8'7". (4.20 x 2.63.)

PVCu double glazed window, radiator and fitted double wardrobe.

Bedroom 4 (rear). 10'4" x 8'3". (3.17 x 2.53.)

PVCu double glazed window, radiator and fitted double wardrobe.

Modern luxury bathroom (front). fully tiled. 8'6" x 8'0". (2.61 x 2.46.)

Full suite in white, panel bath with chrome mixer shower, wash hand basin in vanity with drawer, low flush wc with concealed cistern, ceramic tiled floor, free standing laundry basket, separate infinite shower with mixer shower tap, ladder style radiator, down lights to the ceiling and wall mirror.

Outside.

An imposing front garden with a block paved driveway and parking for several cars, established lawn, herbaceous borders and gate side access.

Picturesque north easterly facing established rear garden, established lawn, mature shrubs and bushes, upper and lower paved patios,

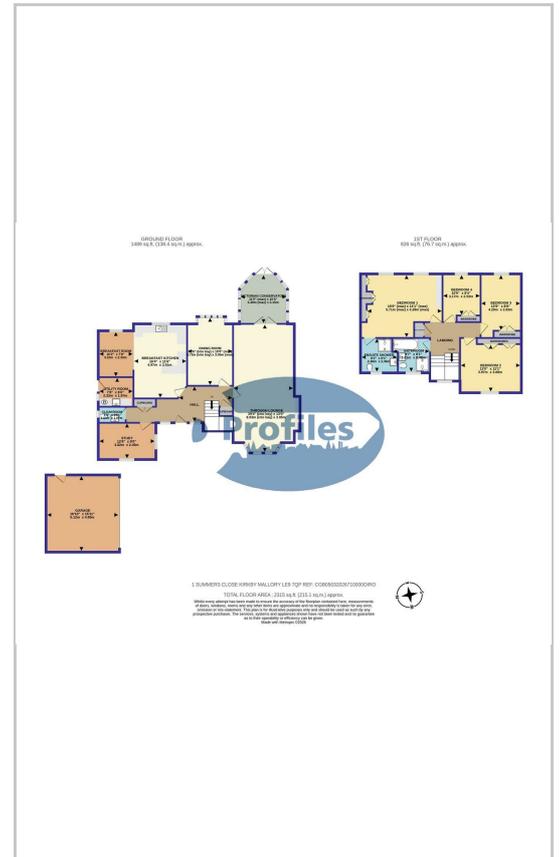
Detached double garage. 16'9" x 15'10" (5.12 x 4.85)

Electric up and over door, storage to the roof void, side composite double glazed door, power and light points.

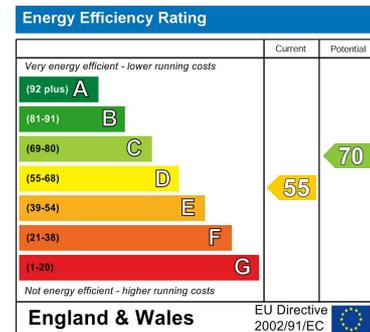
Area Map



Floor Plans



Energy Efficiency Graph



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