



MAIN STREET, KIRBY BELLARS

Asking Price Of £685,000

Four Bedrooms

Freehold



DETACHED HOUSE

DOG DAYCARE AREA

APPROX 1.6 ACRES GRAZING

GOOD COMMUTER LINKS

DRIVEWAY AND GARAGES

STABLES, MENAGE, PADDOCK

VILLAGE LOCATION

SOUTH OF MELTON MOWBRAY

COUNCIL TAX BAND E

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Detached house with equestrian and dog daycare facilities situated in the village of Kirby Bellars, approximately 3 miles from the town of Melton Mowbray with good commuter links to Leicester, Nottingham and Loughborough

The accommodation on offer comprises; entrance hall, cloak room, lounge, dining room, breakfast kitchen and utility room to the ground floor. Four bedrooms, one ensuite and a family bathroom to the first floor. Outside the property has facilities for the current vendors business for doggy day-care, including an undercover exercise area, two garages, exercise manege, stabling, feed barn and approximately 1.6 acres of grazing.



ENTRANCE HALL Double glazed door with windows to each side into the entrance hall having a return staircase to the first floor, under stair storage cupboard, radiator and doors off to;

CLOAKROOM Comprising of a low flush W/C, wall mounted wash hand basin, radiator and extractor fan.

LOUNGE 11' 7" x 22' 11" (3.55m x 7m) Dual aspect lounge with patio doors leading on to the rear patio, two radiators, feature stone fireplace with gas flame effect fire, decorative coving to the ceiling and carpet flooring.

DINING ROOM 7' 6" x 13' 8" (2.3m x 4.17m) Having a double glazed window to the rear aspect, radiator, carpet flooring and doors through to the kitchen and lounge.

KITCHEN/BREAKFAST ROOM 8' 9" x 15' 8" (2.67m x 4.79m) Bespoke kitchen comprising of Cherry wood wall and eye level units with Granite work surfaces, a central island with Granite work surface, stainless steel circular sink and drainer with mixer tap over. Integrated appliances to include a dishwasher, Smeg cooker and grill with rotisserie, five ring gas hob with extractor hood over. Space for a fridge freezer, double glazed windows to both the front and side aspects, radiator and door through to the utility room.

UTILITY ROOM 8' 8" x 6' 11" (2.65m x 2.13m) Comprising of base units with rolled edge work surfaces, stainless steel sink and drainer, double glazed window to the rear aspect, space and plumbing for a washing machine, space for a condenser drier. Wall mounted Worcester boiler, Alarm control panel for both house and dog room, door to the rear garden.

LANDING Taking the stairs to the first floor gallery landing giving access to the fully boarded loft with pull down ladder. Two double glazed windows to the front aspect, radiator and doors off to;

MASTER BEDROOM 11' 7" x 10' 6" (3.55m x 3.22m) Double glazed window to the rear aspect having views over the open countryside, radiator, archway through to the dressing area with fitted slide robes and shelving, door to the en-suite.

ENSUITE Comprising of a low flush W/C and pedestal wash hand basin.

BEDROOM TWO 8' 8" x 13' 7" (2.65m x 4.15m) Having a double glazed window to the rear aspect with views over the open countryside, radiator, carpet flooring, fitted wardrobe and door through to the dressing room.

DRESSING ROOM 7' 9" x 5' 8" (2.36m x 1.73m) UPVC window to rear elevation with central heating radiator, ideal as a dressing room, nursery, study or en-suite.

BEDROOM THREE 11' 7" x 6' 11" (3.55m x 2.13m) A good sized single bedroom with views across open countryside to the front aspect, radiator, carpet flooring and an airing cupboard housing the hot water tank.

BEDROOM FOUR 8' 9" x 9' 0" (2.67m x 2.75m) Having a double glazed window to the front aspect having views over the open countryside, radiator and carpet flooring.

BATHROOM 8' 6" x 5' 9" (2.6m x 1.77m) Comprising of a low flush W/C, pedestal wash hand basin, shower cubicle with electric shower, panelled bath with mixer taps and shower attachment, radiator, fully tiled walls and an obscure glazed window.

DOGGY DAY-CARE AREA Securely fenced off from the garden and paddocks is a concrete exercise yard with access to the converted double garage with insulated flooring and lighting for undercover exercise.

REAR GARDEN A sandstone patio leads from the house with steps up to the formal lawn with planted borders, greenhouse, garden pond and access to the two garages and workshop. Post and rail fencing with gated access to the stables, manege and paddocks.

EQUESTRIAN FACILITIES Comprising of a tack room, two stables and a large barn with lighting. Approximately 1.6 acres of grazing land and a fenced area protecting a young fruit orchard.

MANEGE 98' 5" x 65' 7" (30m x 20m) Newly constructed with the perimeter having extra fencing making it secure for the exercise and training of dogs.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.



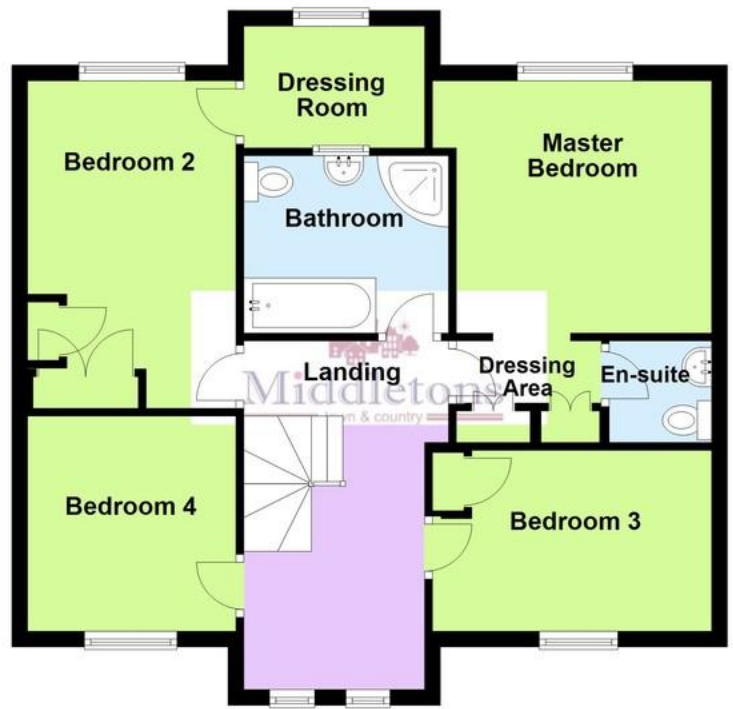




Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approved Redress Scheme

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