



wards
Residential

6 Newbold Road, Kirkby Mallory, LE9 7QG
£650,000

Freehold. Surrounded by open countryside, this superb and beautifully kept four-bedroom detached home is set within the charming Leicestershire village of Kirkby Mallory. Positioned towards the edge of the village, the property enjoys an appealing semi-rural setting with lovely open countryside views. The property is approached via a private driveway shared with just three other executive homes. There is a good sized block paved driveway, accommodating at least 4 cars, leading to a Garage and the house, which comprises an Entrance Hall, Breakfast Kitchen, Living Room, Two Studies, Utility Room, Downstairs WC with Cloakroom. To the first floor: Four Double Bedrooms, Master with Ensuite and Family Bathroom. Viewing of the location and impressive accommodation is highly advised.

Entrance Hall

5.41 x 7.19 Metres

Canopy porch opening into a generous entrance hall setting the scene for the rest of the property. Oak laminate flooring with UPVC front door and multiple UPVC double glazed windows bringing the light in. A cloakroom and downstairs WC can be accessed from the hallway.

Kitchen/Diner

9.26 x 5.08 Metres

The spacious, recently extended Kitchen/Diner is a superb feature of the property and provides a real wow-factor. The Kitchen area is fitted with an excellent range of stylish grey shaker style base and wall units with pristine white worktops over and a large kitchen island with breakfast bar to match. Fitted with a stainless steel inset double sink with modern mixer tap and integrated appliances, many of which are NEFF, include a 5 zone with extractor fan over, built in ovens, microwave, integrated dishwasher and wine fridge. LED Ceiling spotlights, 4 further lights and tiled flooring with underfloor heating complete this wonderful family living area. UPVC double glazed windows to the rear elevation with French doors providing access to the rear garden with UPVC door to the side elevation.



Utility

3.07 x 1.79 Metres

Continuing the modern wall and base units from the kitchen, integrated sink and plumbing for washing machine. Double glazed window to the side elevation.

Lounge

8.83 x 4.6 Metres

The spacious lounge has a feature fireplace with large wood burner on a tiled hearth and neutral surround. LED ceiling spotlight with ambient wall lights. Oak laminate flooring, UPVC double glazed windows to the rear elevation and internal French doors accessing the kitchen.

Office and Study

Two additional rooms to the ground floor, currently used as a music room and therapy room and suitable for many uses. UPVC double glazed windows to the front and side elevation.





Landing

Large landing area with loft access hatch and useful airing cupboard.

Master Bedroom with Ensuite

5.83 x 4.23 Metres

Generous double bedroom to the rear of the property with UPVC double glazed window overlooking the garden, multiple fitted wardrobes and shelving with carpeted flooring. The ensuite comprises of a shower cubicle with power shower, vanity wash handbasin and low flush WC, tiled surround, with heated towel rail and underfloor flooring.

Further Bedrooms

Three additional spacious double bedrooms, all with fitted wardrobes and UPVC double glazed windows.

Family Bathroom

3.5 x 2.55 Metres

Having double glazed Velux window and white suite comprising of a bath with shower head attachment, vanity wash handbasin and low-level WC, shower in a separate large cubicle, tiled surrounds, extractor fan, heated towel rail and underfloor heating.



Outside

To the front, the home is set back by a generous block-paved driveway offering ample off-road parking accommodating at least 4 cars, and access to the integral single garage. The rear garden has been attractively landscaped, featuring a paved seating terrace immediately outside the property, raised planted beds, a lawn framed by well-stocked borders and a further seating area tucked away at the end of the garden.

Location

Kirkby Mallory is an attractive rural village set within some of West Leicestershire's most appealing countryside, offering a peaceful setting and a variety of excellent walking routes. The village is home to well-regarded local amenities including Mallories Pantry, a family-run farm shop in the heart of the village, Mallories award winning bakery, 31 Mallory Bakery, and Mallories Bar, Restaurant and Hotel, formerly known as The Old Dairy at Kirkby House which has just won the Fine Dining Restaurant of the Year in Leicester award. Well placed for access to Leicester, Hinckley and the M69 motorway, the location also provides convenient links to the M1 and M6, with a railway station available in nearby Hinckley. Schooling is well catered for locally, with primary and secondary education available in nearby Desford, catchment for The Bosworth Academy, and The Dixie Grammar School approximately five miles away in historic Market Bosworth, one of West Leicestershire's most attractive and highly regarded towns, where a wider range of amenities can also be found.

EPC Rating - D (63)

Council Tax Band - F

Call 01455 251771 to make an appointment to view this property





TOTAL FLOOR AREA: 2732 sq.ft. (253.8 sq.m.) approx.
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