



19 Summers Close, Leicester, LE9 7QP
£595,000

wards
Residential

Freehold. A truly impressive, tastefully decorated modern four-bedroom detached family home, built by the reputable J S Bloor Homes and set within a select development in the quiet and picturesque village of Kirkby Mallory. The property briefly comprises: Ground Floor: Entrance Hall, Lounge, Kitchen/Breakfast Room, Dining Room, Study, Utility and WC. First Floor: Master Bedroom with an Ensuite along with three good sized Bedrooms and a Family Bathroom. Externally, there is a double width block paved driveway leading to a detached double garage, maintained front garden with an attractive landscaped rear garden. The property benefits from double glazing and oil-fired central heating.

Canopy Porch

With motion sensor outside lighting and power point.

Entrance Hall

A welcoming entrance hall giving access to all downstairs rooms, with stairs rising to the first floor and doors leading through to the principal reception spaces and storage cupboard with Engineered Oak flooring.

Breakfast Kitchen

3.6 x 3.42 Metres

A bright and well-presented breakfast kitchen, fitted with a range of modern wall and base units with an additional kitchen island and wine rack. Inset double bowl kitchen sink with drainer, wall mounted double oven, ceramic hob and integrated dishwasher. UPVC double glazed window, tiled flooring and access to the utility area.

Dining Room

3.09 x 3.02 Metres

Continuing they style from the living room with Engineered Oak flooring and a large UPVC double glazed window to the rear elevation.



Lounge

6.24 x 3.4 Metres

A spacious and inviting living room featuring Engineered Oak flooring and an open solid fuel fire with marble hearth and feature surround. A UPVC double-glazed bay window overlooks the front elevation, while French doors open onto the rear patio and double doors provide access to the dining room.

Study

3.37 x 2.94 Metres

A versatile additional reception room, ideal for use as a home office, playroom or snug with further loft space.

Utility

3.4 x 1.22 Metres

With wooden base units, sink with drainer, plumbing for washing machine and space for a tumble dryer and fridge/freezer. Double glazed window to the side elevation leading into the garden.

WC

2.16 x 1.16 Metres

Comprising low level WC and wash wall hung handbasin with motion sensor under lighting, double glazed window to the side elevation and tiled flooring.





Landing

Galleried landing with airing cupboard with new unvented hot water tank and access to the double insulated and half boarded loft.

Master Bedroom

3.7 x 3.17 Metres

Large double bedroom with UPVC double glazed window to the rear elevation, fitted wardrobes and carpeted flooring. Also benefitting from an ensuite.

Ensuite

1.46 x 2.88 Metres

Generous enclosed chrome shower cubicle, vanity wash hand basin and low-level WC, fully tiled surrounds, LED mirror, extractor fan and towel radiator. UPVC double glazed window to the side elevation.

Bedroom 2

3.4 x 3.14 Metres

Double bedroom with fitted triple wardrobe, carpeted flooring and UPVC double glazed window to the rear elevation.

Bedroom 3

3.4 x 2.51 Metres

Mirroring bedroom 2 with fitted double wardrobe, carpeted flooring and UPVC double glazed window to the front elevation.

Bathroom

2.1 x 2 Metres

Fitted with a three-piece suite comprising of bath with electric shower over, low level WC and pedestal wash basin. Tiled surrounds and UPVC double glazed window to the front elevation.

Bedroom 4

2.84 x 2.18 Metres

Single bedroom, perfect for a single bed and wardrobe or to be used as a study/home office. UPVC double glazed window to the rear elevation and carpeted flooring.



Outside

Enclosed south westerly facing rear garden mainly laid to lawn with landscaped borders, block paved patio adjacent to the dwelling and outside tap. A cosy terrace with decking to the side, and access to the recently replaced oil tank and double garage.

Double Garage

4.9 x 4.8 Metres

Detached double garage with automatic electric shutter doors, power and lighting.

Location

This attractive rural village sits amid some of West Leicestershire's most appealing countryside, offering a peaceful setting, excellent walking routes, and a range of well-regarded local amenities including a Mallories Pantry farm shop, Mallories award-winning bakery; 31 Mallory Bakery, and Mallories Bar, Restaurant and Hotel, formerly known as The Old Dairy at Kirkby House, which has recently won the Fine Dining Restaurant of the Year in Leicester award. Kirkby Mallory is approximately eight miles from Leicester city centre and only a short drive from the historic market town of Market Bosworth, renowned for its famous battlefield, independent shops, restaurants and tea houses. The property is well placed for access to Leicester, Hinckley and the M69 motorway, with convenient links to the M1, M6 and M42, and 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 Market Bosworth.

EPC Rating - To Follow

Council Tax Band - F

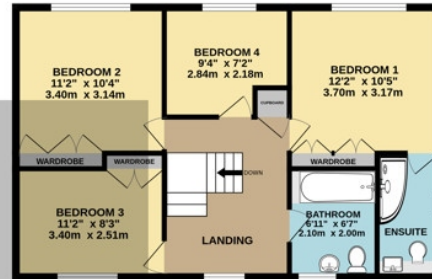
Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
1020 sq.ft. (94.7 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1685 sq.ft. (156.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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