

Holderr

A Modern Estate Agent



33 Main Street, Melton Mowbray, LE14 2EA

£775,000

Extensively renovated and significantly extended, this exceptional four-bedroom detached family home has been transformed by the current owners with a two-storey side extension, single-storey rear extension, stylish contemporary interiors and beautifully landscaped gardens enjoying open field views. Situated in the highly sought-after village of Kirby Bellars, the property offers spacious, versatile modern accommodation, a stunning open-plan living dining kitchen, ample parking and a detached double garage.

Summary

Occupying a prominent position within the highly regarded village of Kirby Bellars, this exceptional detached family residence has been extensively renovated and significantly enhanced by the current owners, creating a superb contemporary home perfectly suited to modern family living. The transformation includes a substantial two-storey side extension and a single-storey rear extension, alongside a comprehensive programme of refurbishment incorporating a stylish new kitchen, luxurious bathrooms and high-performance uPVC argon-filled double glazed windows throughout.

Approached via a substantial block paved driveway, the property immediately creates a striking first impression, framed by mature trees and well-maintained lawns, whilst providing extensive off-road parking alongside a detached double garage.

At the heart of the home is a stunning open-plan living dining kitchen, thoughtfully designed to maximise natural light with skylights overhead and an effortless connection to the garden beyond. The space is centred around a stylish island with breakfast bar, making it ideal for both everyday family life and entertaining, whilst a charming log-burning stove provides a warm focal point during the cooler months.

Complementing the open-plan living space is a separate lounge, offering a more intimate setting with a feature fireplace, bespoke media wall and French doors opening directly onto the rear garden, allowing the outside to become a seamless extension of the home throughout the warmer seasons.

The ground floor also benefits from a versatile study, utility room, cloakroom and an additional reception room currently arranged as a gym, offering excellent flexibility for those working from home or seeking additional family space.

To the first floor are four well-proportioned bedrooms, including a generous principal suite with en-suite shower room and dressing room. The second bedroom also benefits from an en-suite whilst the remaining bedrooms are served by a beautifully appointed family bathroom, fitted with a contemporary three-piece suite complemented by quality tiled surrounds.

The rear gardens are a particular highlight, having been thoughtfully landscaped to provide an exceptional outdoor environment. A generous patio

offers the perfect setting for al fresco dining, complemented by a pergola-covered seating area and an attractive decked terrace. Beyond, extensive lawns extend towards uninterrupted views across neighbouring fields, creating a wonderful sense of space, privacy and tranquillity.

Situated within the sought-after village of Kirby Bellars, the property enjoys a peaceful rural setting whilst remaining conveniently placed for Melton Mowbray and excellent transport links to Leicester, Loughborough and Nottingham. Combining substantial, high-quality extensions with a complete modernisation throughout, this is an outstanding family home offering stylish accommodation, exceptional outside space and a picturesque village lifestyle.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

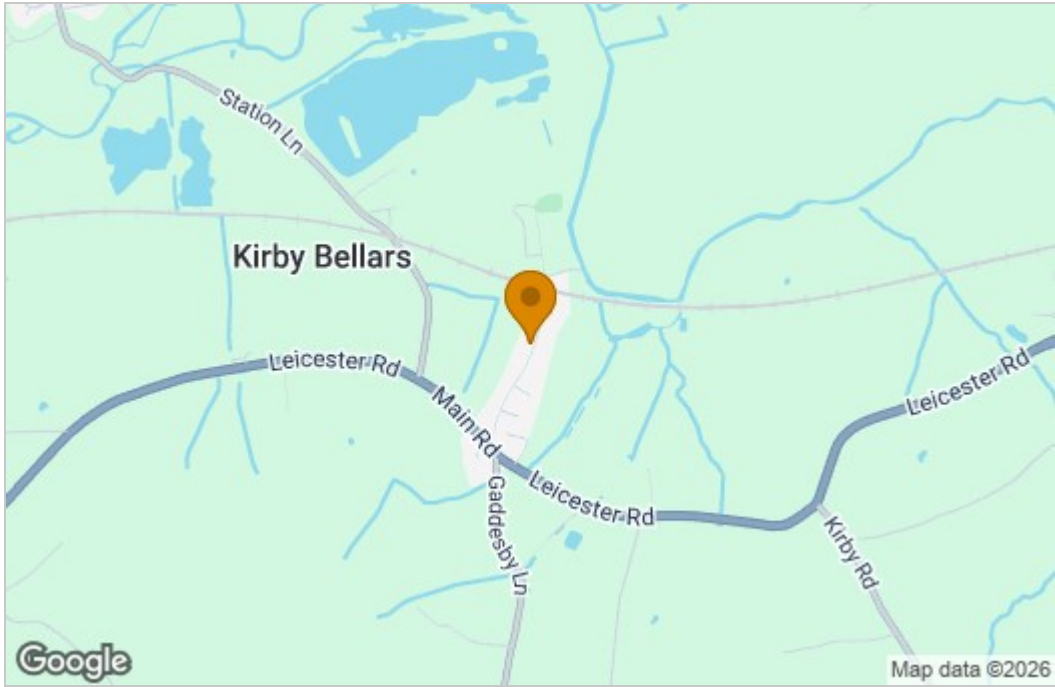
Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

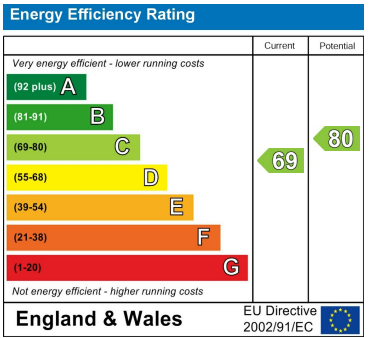
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.