



2D Main Street, Kirby Bellars, LE14 2EA

£385,000

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

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Nestled in the charming village of Kirby Bellars, this delightful detached house on Main Street offers a perfect blend of modern living and rural tranquility.

Kirby Bellars is known for its friendly community and picturesque surroundings, making it an excellent choice for families and individuals alike.

This property presents a wonderful opportunity to enjoy modern living in a charming village setting. Whether you are looking to settle down or invest, this home is sure to impress.





Description

Tucked away in a secluded position off Main Street in the charming village of Kirby Bellars, Leicestershire, this detached family home offers both privacy and space in a delightful rural setting.

Approached via a private driveway, the property enjoys a peaceful location, set back from the road and framed by established greenery. Upon entering through the front door, you are welcomed into a reception porch which leads directly into the inviting reception hallway, setting the tone for the spacious and well-planned accommodation within.

The ground floor comprises a generously proportioned living room, ideal for family gatherings or quiet evenings in, with natural light streaming in to enhance the sense of comfort and openness. The heart of the home is the kitchen dining area, featuring a well-appointed fitted kitchen complete with integrated appliances and ample room for dining, making it perfect for both everyday living and entertaining. Also located on the ground floor is the third bedroom, offering flexibility for guests or as a further reception space, alongside a useful study area and a store/utility room. A separate WC on this level adds further practicality for modern family life.

Upstairs, the first floor presents two spacious double bedrooms, both light and airy, as well as a contemporary family bathroom, serving the needs of a growing household with ease.

To the rear of the property lies a delightful, enclosed garden, thoughtfully landscaped to offer a combination of patio seating areas, lawn, and a charming summer house nestled amongst a variety of mature trees and shrubs. This outdoor space provides a tranquil and private retreat, ideal for relaxing, gardening, or entertaining during the warmer months.

This well-presented home blends comfort, functionality, and rural charm, making it an ideal choice for families seeking space in a sought-after village location. Viewing is essential to fully appreciate the setting and the lifestyle this lovely property has to offer.



Sitting Room



Kitchen/Dining Room



Kitchen/Dining Room



Office



Bedroom



Bedroom



Bedroom



Bathroom

Kirby Cottage, 2D Main Street, Kirby Bellars
Approximate Gross Internal Area = 129 sq.m/1387 sq.ft

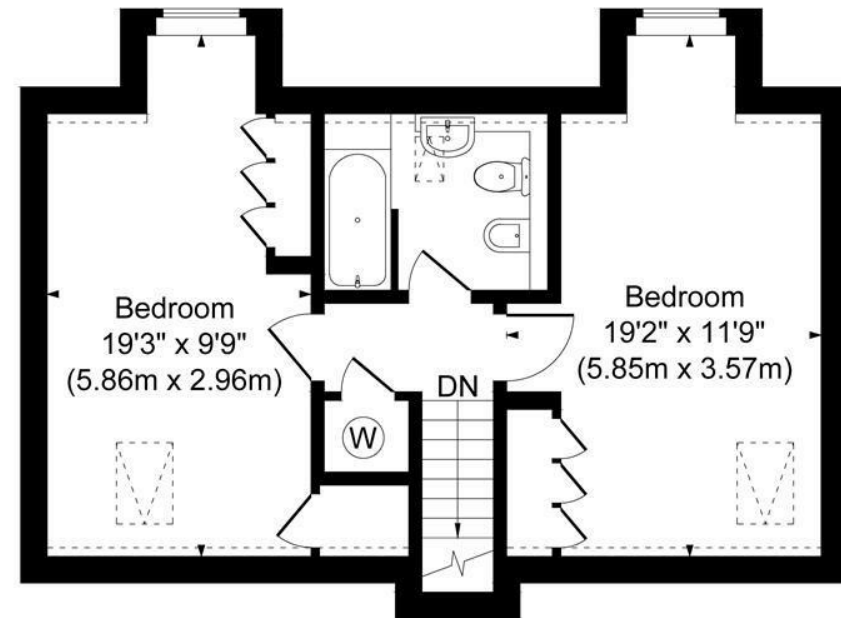
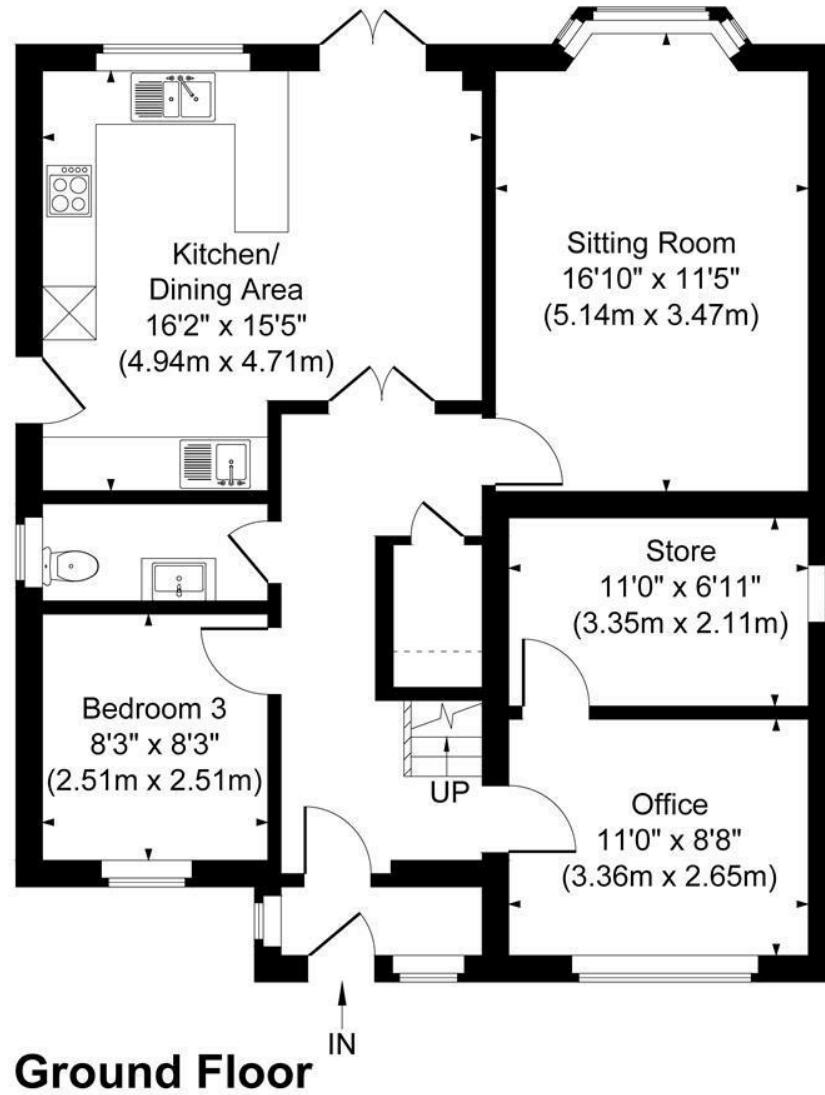
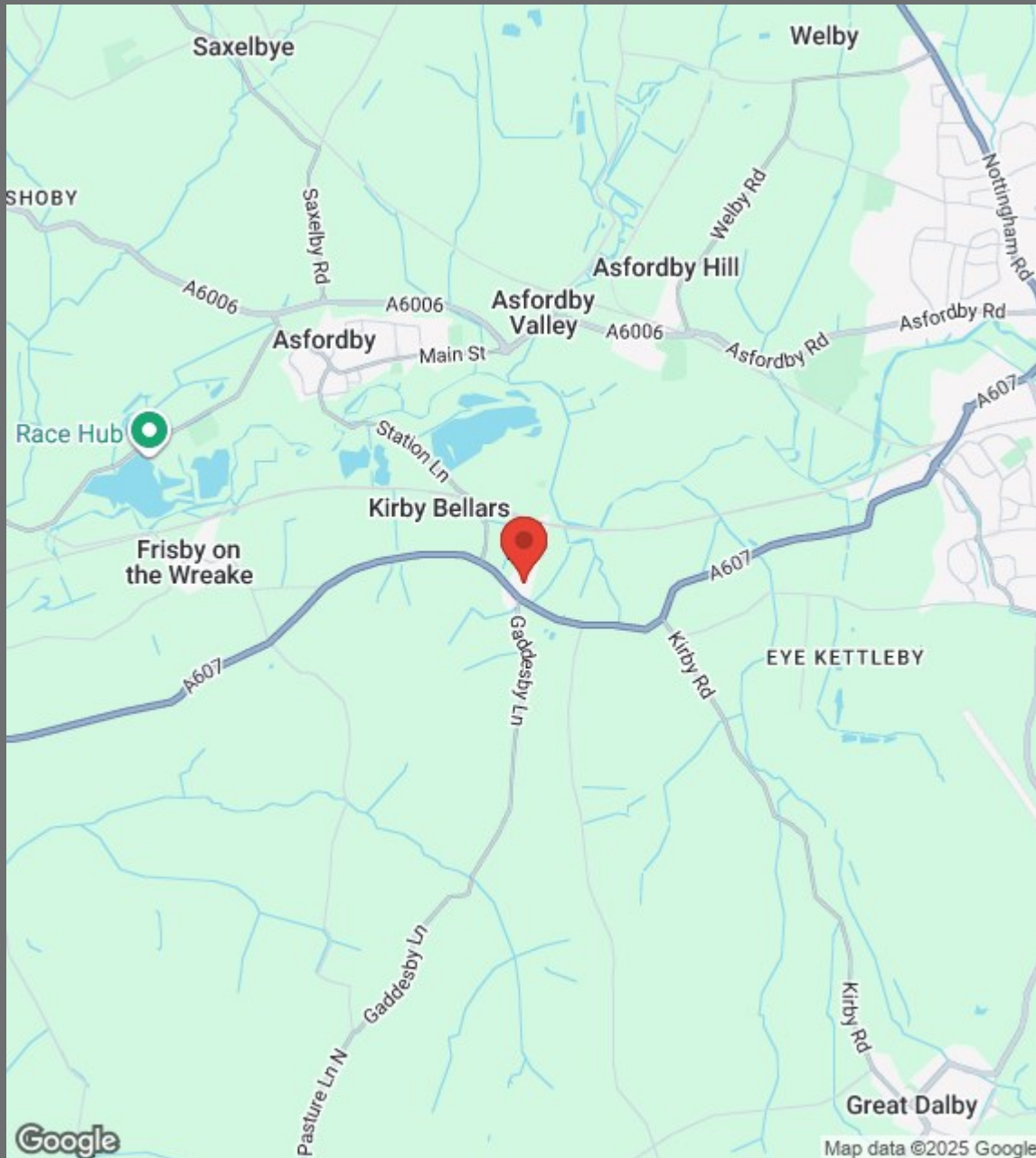


Illustration for identification purposes only, measurements are approximate, not to scale.
JonHolmesPhotography © 2025



- Secluded detached family home in Kirby Bellars
- Private driveway access, set back from Main Street
- Generously proportioned living room
- Spacious kitchen dining area with integrated appliances
- Flexible ground floor third bedroom
- Useful ground floor study and separate WC
- Two spacious first-floor double bedrooms
- Contemporary family bathroom
- Delightful enclosed rear garden with patio and lawn
- Charming summer house and mature planting



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Rear Garden



Summer House



Summer House



Garden Shed



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