

# Holdings

A Modern Estate Agent



33 Main Street, Melton Mowbray, LE14 2EA

£799,950

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**

## **Extra Information**

# Floor Plan

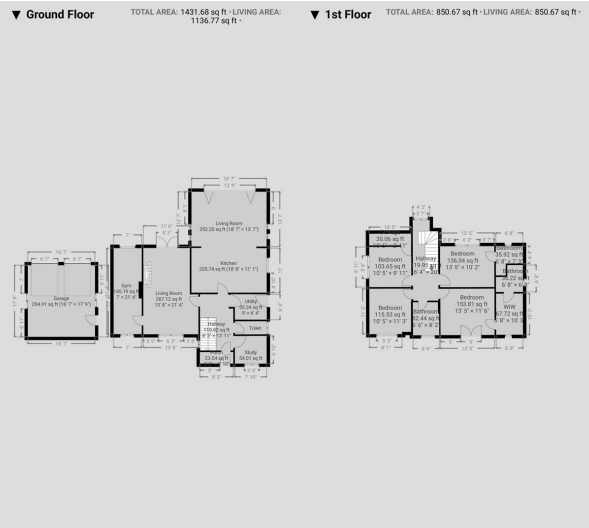
## Holdings

LOCATION  
Holmwood

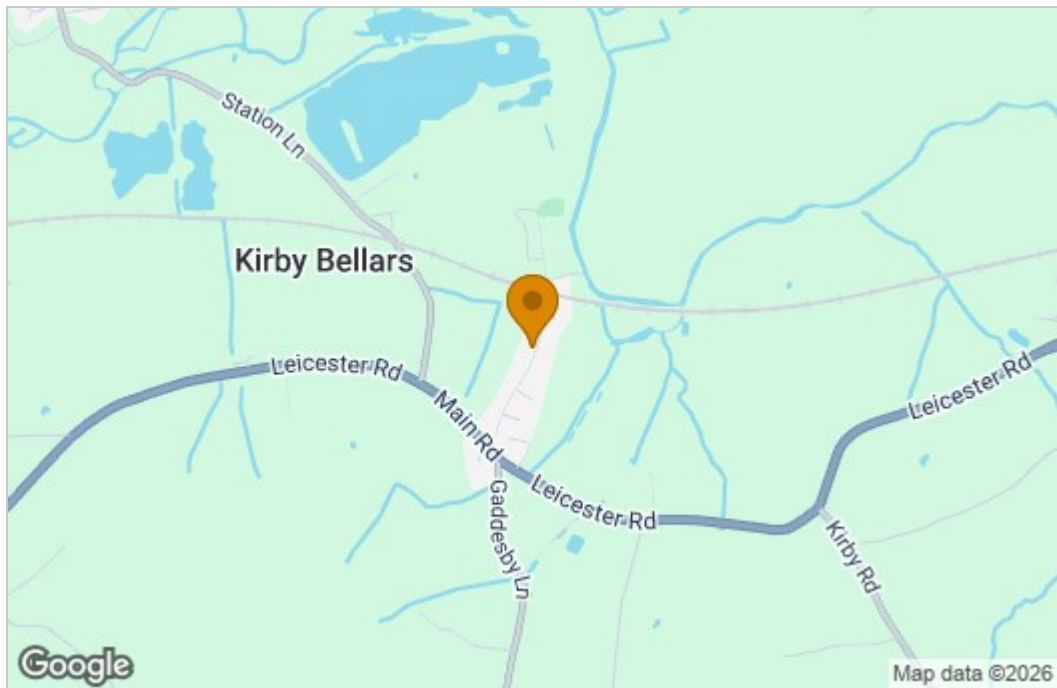
DETAILS  
Total area: 2282.35 sq ft  
Living area: 1987.44 sq ft  
Floors: 2

FLOORPLAN

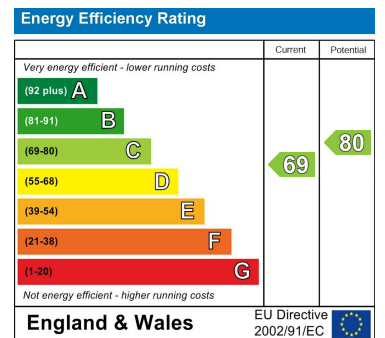
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## Area Map



## Energy Efficiency Graph



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