

Knightsbridge

ESTATE AGENTS & VALUERS



Crail Lodge Stamford Road Kirby Fields
Kirby Muxloe Leicester LE9 2ER



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Crail Lodge Stamford Road Kirby Fields Kirby Muxloe Leicester LE9 2ER

- No Upwards Chain
- Three Lounges, Formal Dining Room
- Conservatory/Entertainment Room,
- Kitchen, Breakfast Kitchen
- Two Downstairs WCs, Boot Room, Utility Room
- Seven Generous Sized Bedrooms
- Three En-suites
- Family Bathroom
- 1.2 Acres of Land, Ample Off Road Parking
- Gas Central Heating, Partial Double Glazing
- Additional Dwellings Subject to Planning Permission

Knightsbridge Estate Agents is proud to present this stunning seven-bedroom detached family home located in the picturesque village of Kirby Fields in Kirby Muxloe. The property sits on 1.2 acres of land, has a wide variety of original features and benefits from seven bedrooms - three with en-suites, a family bathroom, three lounges, a formal dining room, a conservatory/entertainment room, kitchen, kitchen breakfast room, two downstairs WCs, a boot room and a utility room. Crail Lodge is bright and airy throughout and would make a fabulous family home. Internal viewing is highly recommended to fully appreciate the accommodation on offer.

The property is situated within the popular suburb of Kirby Fields in Kirby Muxloe and is within easy reach of popular local schooling as well as a range of day-to-day amenities. Kirby Muxloe golf course is also within easy reach, as is the main Hinckley Road A47 where there are regular bus links running to and from Leicester city centre. The main ring road is also within easy reach, with links to the M1 and M69.



Entrance Lobby 14'4 x 15'

Enter via tiled steps, wooden porch with window, secondary wooden door, a stained glass window with secondary aluminium sliding glazing, carpet and radiator.

Entrance Hallway 4'6 x 46'6

Archways and pillared walkway providing access to reception rooms and kitchen.

Dining Room 14'9" x 21'5"

With a bay window to the rear elevation overlooking the rear garden, coving to the ceiling, picture rail, uPVC windows, a stained-glass window with secondary aluminium sliding glazing, gas fire and radiator.

Reception Room One 15'5" x 30'5"

With wooden flooring, uPVC sliding doors to the rear elevation, ceiling spotlights, centrepiece light, a cast iron fireplace, coving to the ceiling, picture rail and two radiators.

Reception Room Two 14'9" x 18'9"

With a bay window to the rear elevation with a stained-glass window and secondary aluminium sliding glazing, coving to the ceiling, picture rails and two radiators.

Reception Room Three 12'6" x 14'2"

With a uPVC window to the rear elevation, coving to the ceiling, picture rail, cast iron fireplace and radiator.

Conservatory/Entertainment Room 16'4" x 31'3"

With uPVC French door to the rear courtyard, uPVC French door leading to the front garden, tiled flooring, two sidelights, ceiling light, low hanging light and two electric heaters.

Kitchen/Breakfast Room 13'8" x 15'3"

With gas hob, dishwasher, sink and drainer unit, double oven, built-in storage, a range of base units, integrated American style fridge/freezer, tiled flooring and radiator.

Kitchen 11'9" x 14'

With a range of base and wall units, sink and two drainer units, plumbing for a washing machine/dishwasher, breakfast bar, built-in oven, gas hob, tiled floor, ceiling light and access to the breakfast/kitchen room, rear garden and boot room.

Boot Room 8'7" x 9'

Providing access to the downstairs WC, kitchen and rear courtyard.

Downstairs WC 3'2" x 8'6"

With a low-level WC and sink.

Utility Room 9'7" x 12'3"

With plumbing for washing machine and dryer, uPVC window to the rear elevation and a wooden framed window to the side elevation.

Downstairs Bathroom

With a heated chrome towel rail, plumbing for a shower, uPVC window to the rear elevation, uPVC window to the front elevation, sink with storage underneath and a low-level WC.



Hallway

with a large spacious hallway with a wooden staircase leading to the first floor and two radiators. On the first floor, there are French doors leading to a cast-iron balcony (measuring 15'3 x 30'5) overlooking the rear garden.

Bedroom One 12'5" x 21'2"

With a fitted dressing area with a vanity unit, two ceiling lights with original ceiling roses, double bed surround with additional storage and access via a secret door to the en-suite, radiator and electric heater.

En-suite to Bedroom One 5'8" x 8'5"

With a window to the side elevation, bath and electric shower over, low-level WC, sink, extractor fan and heated towel rail.

Bedroom Two 12'2" x 25'

with two windows to the rear elevation, a window to the side elevation, French doors overlooking the rear courtyard, tiled flooring and radiator.

En-suite to Bedroom Two 6'4" x 8'9"

with a uPVC window to the rear elevation, fully tiled, double shower unit, low-level WC, sink and heated towel rail.

Bedroom Three 11'9" x 15'1"

With a uPVC window to the rear elevation, ceiling light with fan and electric storage heater.

En-suite to Bedroom Three 5'8" x 8'0"

With a corner jacuzzi bath with a shower over, a low-level WC and a sink unit and storage cupboard.

Bedroom Four 15' x 16'

With a uPVC window to the front and side elevation and radiator.

Bedroom Five 16' x 16'

With a uPVC window to the rear elevation overlooking the rear garden and a radiator.

Bedroom Six 11' x 11'9"

with uPVC window to the rear elevation, fitted wardrobes, sink unit with storage under and a storage heater.

Bedroom Seven/Playroom 11'4" x 13'9" (on the ground floor)

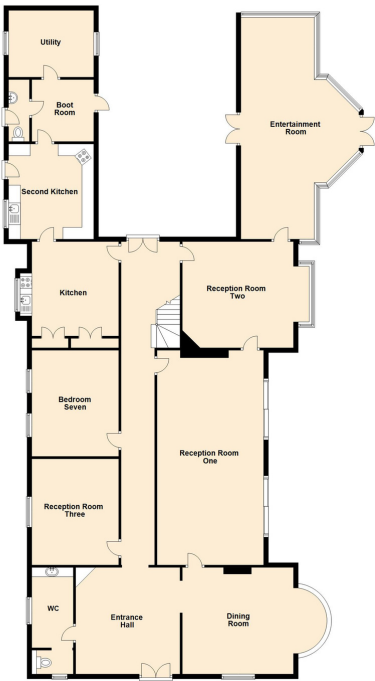
With two uPVC windows to the rear elevation, ceiling light, ceiling projector point and plumbing for a radiator.

Family Bathroom 7'7" x 11'8"

with uPVC window to the rear elevation, fully tiled throughout, vanity unit, sink, jacuzzi bath, single shower cubicle, low-level WC and heated towel rail.

Outside to the front of the property are cast iron gates leading to a driveway providing ample parking.





core	Energy rating	Current	Potentia
2+	A		
1-91	B		
9-80	C		75 C
5-68	D		
9-54	E		
1-38	F	26 F	
-20	G		

Important Note:

The floor plans are **NOT TO SCALE**, and are intended for use as a guide to the layout of the property only. They should **NOT** be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

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