



The Woodlands Gullet Lane,  
Kirby Muxloe,  
Leics, LE9 2BL





£925,000

#### GENERAL

The Woodlands is a wonderful family house, dating from the 1930's situated on one of Kirby Muxloe's most desirable roads. The house has real character with a turret as the principal design feature. It is set in idyllic gardens and grounds extending to approximately 0.42 acres. On the ground floor, there is an elegant open plan sitting room which is flooded with light through the patio windows, which run the width of one wall, an impressive dining room and home office. At the heart of the house is a living kitchen which opens directly into the conservatory. On the first floor there are four double bedrooms with an en-suite to the master bedroom and two shower rooms.

The Woodlands has been a well loved family home for the last forty seven years, and now needs some modernisation.



### LOCATION

Kirby Muxloe is a vibrant village located some 6 miles from Leicester City Centre. There are a good selection of amenities to include a post office, shops, pharmacy, public house/restaurant, coffee shop, church and village hall. There are some lovely local walks and the village offers a variety of sports clubs and facilities to suit all including one of Leicestershire's premier golf courses. There is a Primary School rated "Good" by Ofsted and options for secondary schools close by. There is Independent Schooling at the Dixie Grammar in Market Bosworth just 8 miles away. The village is exceptionally well located for access to the motorway network via junction 21A on the M1.

### THE HOUSE

Front door opening into entrance porch.

### ENTRANCE PORCH

With door to reception hall.

### RECEPTION HALL

A magnificent introduction to the house with oak parquet floor and stairs rising to first floor. Central heating radiator.

### CLOAKROOM

Low flush lavatory, wash hand basin, central heating radiator.

### SITTING ROOM

23'8" max x 16'10"

A wonderful light filled room, the principal feature of which is the magnificent art deco mahogany fireplace with marble inset and hearth. There is cornicing to the ceiling, ceiling roses, central heating radiators and sliding patio doors opening onto the garden. Archway to the dining room. (Second measurement extends to 21'5").

### DINING ROOM

13'4" x 12'4"

Overlooking the garden. There is a timber boarded floor, ceiling rose and archway to the living kitchen.

### HOME OFFICE

10' x 7'2"

An excellent home office with built in cupboard. Central heating radiator.

### LIVING KITCHEN

20'3" x 13'3"

The kitchen is fitted with a generous range of base and wall cabinets with hand painted fronts and Corian work surfaces. There is an inset one and a half bowl sink and drainer unit, two "Neff" induction hobs set into the island, a double oven and fridge. Sliding patio doors to the conservatory. A passage leads from the kitchen to the rear passage/back door. (second measurement reduces to 12'1").

### CONSERVATORY

11'1" x 10'6"

Overlooking the garden. French doors to the garden. Central heating radiator.

### REAR PASSAGE

A passage leads to the rear lobby opening off which is the back door to parking area and double garage.

### BOILER ROOM

With a Belfast sink and quarry tiled floor.

### CLOAKROOM

Low flush lavatory, wash hand basin.

### SEWING ROOM

5'10" x 4'8"

Built in counter top, central heating radiator.

### ON THE FIRST FLOOR

Stairs rise through the turret via a half landing to the main landing.

### MAIN LANDING

Opening off the landing are doors to the bedrooms.

### MASTER BEDROOM

20'10" max x 12'4" max

A charming room overlooking the gardens. There is a run of wardrobes along one wall. (First measurement reduces to 13' and the second measurement includes wardrobes). Central heating radiator.

### EN-SUITE

A luxurious en-suite with traditional roll top bath, a 'Heritage' wash hand basin set into a vanity unit and low flush lavatory.

### BEDROOM TWO

13'4" x 12'4"

Overlooking the gardens. Fitted wardrobes. Central heating radiator.

### SHOWER ROOM

There is a walk in shower enclosure, traditional wash hand basin and low flush lavatory, ladder style towel rail.

### BEDROOM THREE

17'2" x 14'3"

A delightful room with wash hand basin set into wash stand. Central heating radiator.



#### BEDROOM FOUR

13'4" x 9'4"

With a fitted knee hole dressing table and sink unit. Central heating radiator.

#### SHOWER ROOM 2

Shower enclosure, low flush lavatory, wash hand basin and tiled finish to wall.

#### OUTSIDE

Gates open onto a block paved parking area in front of the house.

#### DOUBLE GARAGE

19'7" x 16'

Electric roller shutter door and opens into a WORKSHOP 9'3" x 7'2".

#### THE GARDENS

The gardens wrap around two sides of the house. Immediately adjoining the house is a large terrace which is accessed from the conservatory and sitting room. The gardens are lawned with some fine mature specimen trees and heavily stocked flower and herbaceous borders.

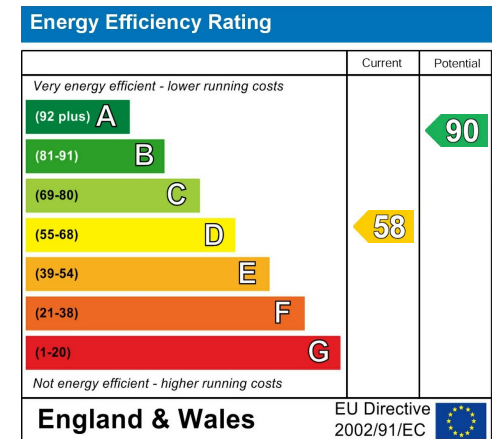
A mature screen of evergreens separates the upper lawn from the lower lawn which was formerly the grass tennis court. On the lower lawn there is an ornamental pond and greenhouse.

#### COUNCIL TAX BAND

Blaby Council Tax Band G.

#### PLEASE NOTE

Probate has been applied for but not yet granted.













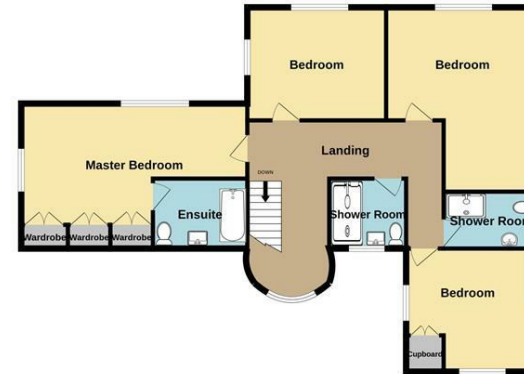




Ground Floor



1st Floor



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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