



Little Stocking Links Road,
Kirby Muxloe,
Leics, LE9 2BP





£895,000

GENERAL

"Little Stocking" is an impressive house dating from the 1930s located in one of Kirby Muxloe's most exclusive roads. The house sits on an exceptional south facing plot extending to approximately 0.3 acres. The house was originally constructed in the 1930's as the home of one of Leicester's most renowned solicitors and the current owners are only the second family to live there. Although the house has been constantly upgraded and improved over the years, some fine period features have been preserved including the original servant's bell panel, which is still in working order. The most recent upgrades to the property include being completely re-wired, new double glazed windows, new boiler and fitted carpets. The accommodation briefly comprises on the ground floor, a sitting room, dining room and breakfast room all of which overlook the garden. There is also a superb kitchen which has recently been refitted. On the first floor there are four double bedrooms including a master bedroom with en-suite and dressing room. The gardens have been beautifully landscaped with a magnificent raised terrace adjoining the house. There are three garages and an impressive in and out drive.

Planning permission has been granted (Ref 21/0934/HH) to extend over the garage and out at the rear. It should be noted that this consent expires in November 2024.

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

The accommodation is arranged over two floors as follows. Front door opening into entrance hall.



ENTRANCE HALL

With terrazzo floor and inner door to the reception hall.

RECEPTION HALL

An impressive introduction to the house. There is the original oak boarded floor and staircase with oak handrail rising to first floor.

CLOAKROOM

With quarry tiled floor, low flush lavatory, wash hand basin. Coving to ceiling.

SITTING ROOM

22' x 12'5"

A wonderful room with sliding patio doors opening onto the terrace. There is a fireplace with an oak carved surround and marble fire surround. Coving to ceiling and two central heating radiators.

DINING ROOM

15'7" x 12'

An elegant room with bay window overlooking the garden, picture rail, ceiling rose and central heating radiator.

(First measurement into bay).

KITCHEN

12'5" x 10'4"

A stylish contemporary kitchen with traditional base and wall cabinets with quartz work surfaces and a matching dresser unit. There are illuminated crockery display cabinets, under unit concealed lighting and integrated appliances include a self cleaning oven with induction hob and extractor over, a dishwasher and fridge. Inset one and a half bowl sink and drainer unit. Tiled finish to floor and central heating radiator.

PANTRY

A traditional pantry with stone thrawl, tiled floor and plenty of shelving.

BREAKFAST ROOM

16'6" x 10'4"

Overlooking the garden with door to kitchen. Central heating radiator. Door to rear hall.

REAR HALL

Back door to the terrace and door to the utility room.

UTILITY ROOM

8'10" x 5'7"

There are fitted cupboards, one of which discreetly houses the boiler. Plumbing for a washing machine

WET ROOM

With an electric shower and radiator.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

GALLERIED LANDING

The galleried landing is a wonderful space and opening off the landing are the bedrooms.

MASTER BEDROOM

14' x 11'10"

Overlooking the garden. Coving to ceiling. Central heating radiator.

DRESSING ROOM

Glass fronted wardrobes with hanging space and shelving. Central heating radiator and door to the en suite.

EN-SUITE SHOWER ROOM

With double sized shower enclosure, low flush lavatory, wash hand basin. Vertical radiator.

BEDROOM TWO

13'8" x 12'

Overlooking the garden. There is a fitted dressing table with shelving behind. Central heating radiator.

BEDROOM THREE

10'6" x 10'3"

Overlooking the garden. Fitted wardrobes, wash hand basin, picture rail. Central heating radiator.

BEDROOM FOUR

10'5" x 9'

There is a fitted wardrobe and wash hand basin with back-lit mirror behind. Central heating radiator.

BATHROOM

Panelled bath with shower over and screen, wash hand basin set in vanity unit. Separate toilet.

ROOF SPACE

It should be noted that the hatch from the passage gives access to the loft which is partly boarded.

OUTSIDE

The house is set well back from the road with an in and out stoned drive. Running along the roadside boundary is a well established hedge. There are shaped lawns with pretty flower borders. Opening onto drive is a Double and separate Single garage.

THE GARDENS

The gardens have been beautifully landscaped. There is a magnificent raised terrace adjoining the house which is a superb space for outdoor dining and entertaining. Steps down from the terrace lead to the main lawn. The lawn is bounded by heavily stocked flower and herbaceous borders which provide dramatic colour throughout the year.

COUNCIL TAX BAND

Blaby council tax band G.



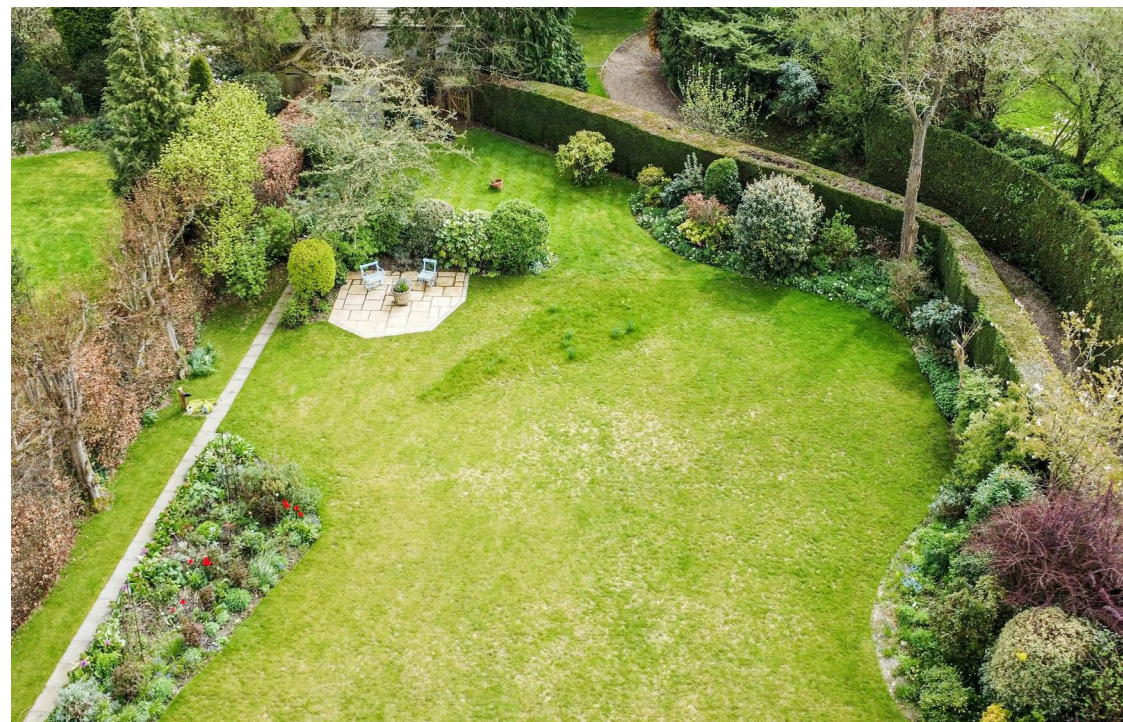














Ground Floor



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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