



14 Gullet Lane,  
Kirby Muxloe,  
Leics, LE9 2BL





£645,000

### GENERAL

A delightful house on an exceptional plot in a prime Kirby Muxloe location with a lovely South East facing garden. 14 Gullet Lane is a house that is full of character with parquet flooring and oak panelling in the reception hall and the accommodation briefly includes on the ground floor, a sitting room, dining room, conservatory and living kitchen. On the first floor there are four bedrooms and a family bathroom. Outside, there are delightful south east facing gardens with a depth of approximately 150 feet. It should be noted that there may be potential to further develop the property, subject to the usual consents.

### 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 reception hall.

### RECEPTION HALL

An impressive introduction to the house. There is a parquet floor, oak panelled walls with plate rack above, understairs storage cupboard. Central heating radiator and stairs rising to first floor.

### CLOAK/SHOWER ROOM

A fashionable shower room with double sized shower enclosure, a low flush lavatory, wash hand basin and chrome ladder style towel rail.

### SITTING ROOM

18'2" x 13'  
A charming room, the focal point of which is the open fireplace. There is fitted book shelving, central heating radiator and French doors opening into the conservatory.

### CONSERVATORY

13'3" x 9'1"  
A lovely vantage point from which to enjoy the garden. There is a tiled finish to floor and door to the garden.

### DINING ROOM

11'8" x 9'8"  
A delightful room with a pretty ornamental fire surround, timber boarded floor and central heating radiator. (Measurements into bay).

### BREAKFAST KITCHEN

12'9" x 12'  
The kitchen is fitted with a comprehensive range of base and wall cabinets with integrated appliances including a double oven, four ring gas hob and slimline dishwasher. There is an inset one and a half bowl porcelain sink unit and French doors to the garden. (Second measurement extends to 18'2").

### ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

### GALLERIED LANDING

Opening off the galleried landing are the bedrooms and family bathroom.

### BEDROOM ONE

13'1" x 11'9"  
Overlooking the garden. Central heating radiator.

### BEDROOM TWO

10' x 9'2"  
A double bedroom with central heating radiator.

### BEDROOM THREE

9'2" x 9'  
A double bedroom with central heating radiator.

### BEDROOM FOUR

11'9" x 7' max  
Overlooking garden. Central heating radiator.

### BATHROOM

Suite comprising a panelled bath with shower over, low flush lavatory and wash hand basin.

### OUTSIDE

To the front of the house there is a tarmac parking area with double gates opening onto a drive leading to the garage.

### GARAGE

17'2" x 11'8"  
It should be noted that the drive leading down to the garage is very narrow and anyone wanting to park a car should check the dimensions.

### THE GARDENS

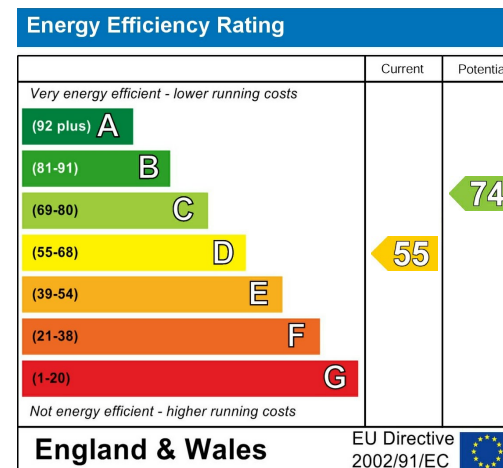
Immediately adjoining the house there is a patio. The garden is principally lawned with well established flower and herbaceous borders. There are a number of mature fruit trees and a garden shed and summer house are included in the sale.

### COUNCIL TAX BAND

Blaby District Council tax band E.

### IMPORTANT NOTE

It should be noted that the drive leading down to the garage is very narrow and anyone wanting to park in the garage car should check the dimensions.











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