



Birch Hill Gullet Lane,
Kirby Muxloe,
Leics, LE9 2BL



£995,000

GENERAL

Birch Hill is a wonderful family home located on one of Kirby Muxloe's most desirable roads. The house is set in idyllic gardens and grounds extending to approx. 1/2 an acre with far reaching country views. The house is set well back from the road with an in and out drive. The accommodation briefly includes on the ground floor; an elegant open plan sitting room, a lovely light garden room, dining room and kitchen. On the first floor there are four bedrooms with an en-suite to the master. There may be considerable potential, subject to the necessary local authority consents to further develop this property.

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 an entrance hall.

ENTRANCE HALL

Door to understairs storage area and inner door opening into the reception hall.

RECEPTION HALL

There is a parquet floor, stairs rising to first floor and coving the to ceiling.

SITTING ROOM

21' max x 12' and 10' x 11'

An impressive room the principal feature of which is the Adams style fireplace with gas fire. There are two central heating radiators and sliding doors opening into the Garden Room.

GARDEN ROOM

14' x 13'7"

A lovely light room with vaulted ceiling and door opening onto the garden terrace. Central heating radiator.

DINING ROOM

14'7" x 9'6"

A wonderful room with a large window filling one wall overlooking the front lawn, central heating radiator and archway with door to the kitchen.

KITCHEN

12'9" x 11'10"

Overlooking the garden. The kitchen is fitted with a generous range of base and wall cabinets with corian worktops and a breakfast bar. Integrated appliances including a double "Neff" oven, "Neff" induction hob and "Neff" dishwasher together with a fridge. Door to the utility room.

UTILITY ROOM

17'10" x 11'

A really generously proportioned utility room. There are

fitted units with a porcelain sink, tiled finish to floor. (Measurements include the storage cupboard and cloakroom). In the storage cupboard there is a safe (currently empty) which is included in the sale. The storage cupboard also houses the boiler. Back doors to the garden and garage. Door to the parking area

CLOAKROOM

With a low flush lavatory, wash hand basin.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms.

MASTER BEDROOM

12'9" x 12'2"

A lovely bedroom with fitted wardrobes and drawers, door to en-suite.

JACK AND JILL EN-SUITE

A Jack and Jill en-suite shared with bedroom two. There is a corner shower enclosure, low flush lavatory, wash hand basin. Central heating radiator.

BEDROOM TWO

11' x 10'6"

Overlooking the garden with fitted wardrobes and dressing table. Central heating radiator. Door to Jack and Jill En-Suite.

BEDROOM THREE

14' x 12'1"

Overlooking the garden. Fitted wardrobes and dressing table. Central heating radiator.

BEDROOM FOUR

12' x 6'4"

With fitted wardrobes with bed space. Central heating radiator.

BATHROOM

There is a suite comprising a panelled bath with central tap, dual wash hand basin, low flush lavatory,. Central heating radiator.

OUTSIDE

The house is set well back from Gullet Lane. A hedge runs along the front boundary. There is an impressive "in and out" drive with a large lawn and some fine mature trees Opening onto the parking area, there is a double garage.

DOUBLE GARAGE

21' x 19'

With two up and over doors.

THE GARDENS

The main gardens are to the rear of the property. Immediately adjoining the house there is a large patio perfect for outdoor dining and entertaining. There are manicured lawns and a number of pretty flower and herbaceous borders.

IMPORTANT NOTE

It should be noted that some of the trees at the property are subject to Tree Preservation Orders.

COUNCIL TAX BAND

Blaby D.C. Tax Band G.













Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF
 Sales: **01455 890898**
 41 High Street, Kibworth Beauchamp, Leicester LE8 0HS
 Sales: **0116 2796543**

foxcountryproperties.co.uk